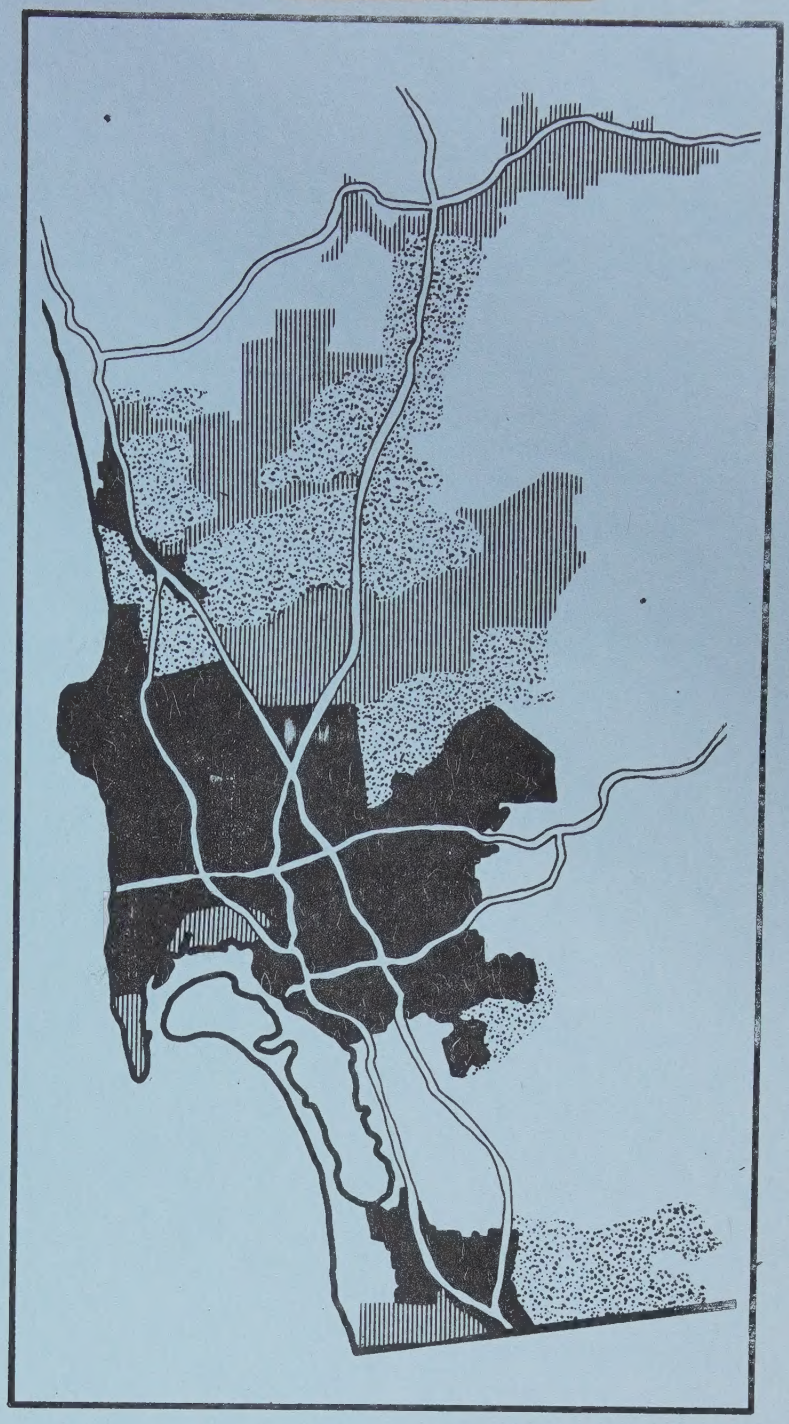
TASK FORCE REPORT TO THE CITY COUNCIL



December 1984

Appendix Volume II

CITY OF SAN DIEGO

GROWTH MANAGEMENT REVIEW TASK FORCE

City of San Diego California

A review and evaluation of progress in achieving the goals and objectives of the City's Residential Growth Management Strategy

presented to:

The City of San Diego Growth Management
Review Task Force

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Appendix A
Population Projections and Change, City of San Diego,
Growth Areas and Community Planning Areas (revised)

POPULATION PROJECTIONS[1]

1980 - 1985
(Series 4B)

	1980	1985	Numerical Change	Percent Change
COUNTYWIDE[4]	1,794,600	2,032,400	+237,800	+13%
CITYWIDE	836,100	908,700	+ 72,600	+9%
URBANIZED AREAS	623,900	631,700	+ 7,800	+ 1%
Barrio Logan	1,400	1,400	+ 0	+ 0%
Centre City	8,800	8,000	- 800	- 9%
Clairemont Mesa	84,300	85,200	+ 900	+ 1%
Greater Golden Hill	11,900	12,100	+ 200	+ 2%
La Jolla	21,500	22,400	+ 900	+ 4%
La Jolla Shores	5,900	6,000	+ 100	+ 2%
Kearny Vista	19,800	21,700	+ 1,900	+10%
Mid City[2]	84,200	84,100	- 100	-<1%
Midway - Old Town	9,000	9,300	+ 300	+ 3%
Mission Beach	6,300	6,000	- 300	- 5%
Mission Valley	3,000	3,700	+ 700	+23%
Navajo	54,000	53,000	- 1,000	- 2%
Ocean Beach	11,800	12,100	+ 300	+ 2%
Otay Mesa - Nestor	11,200	11,800	+ 600	+ 5%
Pacific Beach	38,500	38,200	- 300	- 1%
Pacific Highway	(did not exist at time of projection.)			
Park North-East	35,000	34,600	- 400	- 1%
Peninsula	29,100	28,900	- 200	- 1%
San Ysidro	11,300	11,500	+ 200	+ 2%
Serra Mesa	25,000	24,800	- 200	- 1%
Paradise Hills	41,300	46,000	+ 4,700	+11%
Southeast San Diego	57,900	57,900	+ 0	+ 0%
Tiajuana River Valley Cen.	(did not exist at time of projection.)			
Torrey Pines	5,900	6,200	+ 300	+ 5%
University South	15,400	15,700	+ 300	+ 2%
Uptown	31,400	31,100	- 300	- 1%

	1980	1985	Numerical Change	Percent Change
PLANNED URBANIZING AREA	150,100	215,100	+ 65,000	+43%
Elliot	23,100	26,600	+ 3,500	+15%
Fairbanks Country Club did not exist at time of projection.				
Mira Mesa	39,000	59,000	+ 20,000	+51%
North City West	1,800	12,800	+ 11,000	+611%
Otay Mesa	27,000	29,000	+ 2,000	+ 7%
Penasquitos	22,000	37,000	+ 15,000	+68%
Rancho Bernardo	17,200	22,200	+ 5,000	+29%
Rancho Carmel did not exist at time of projection.				
Sabre Springs did not exist at time of projection.				
Scripps Miramar Ranch	9,000	12,500	+ 3,500	+39%
Sorrento Hills did not exist at time of projection.				
South Bay Terraces did not exist at time of projection.				
Tierrasanta did not exist at time of projection.				
University (North)	11,000	16,000	+ 5,000	+45%
FUTURE URBANIZING/Listed as "not in tier"				
MILITARY AND PARKS/Listed as "not in tier"				
total for both categories	42,200	42,200	+ 0	+ 0%

SERIES 4B POPULATION PROJECTION ANALYSIS

As can be noted above, the Series 4B Population Projection forecast a considerably higher percent of population increase between the years of 1980 and 1985 for the Planned Urbanizing Area than for either the entire City or the Urbanized Area. In fact, the great majority of the numerical population increase projection for the entire City was located in the Planned Urbanizing Area. A Future Urbanizing Area, as categorized in the Series 5 Population Projections and in Actual Population Totals, did not exist at the time of the Series 4B Population Projections.

[1] Data obtained from "Series 4B: Population and Housing Projections", 1976. Prepared by San Diego Association of Govern-

ments and provided by George Orman, Senior Planner, City of San Diego Planning Department. While SANDAG prepares the overall projections, City of San Diego staff allocate the projections by community planning area.

[2] Midway - Old Town Community Planning Area separated into Midway Community Planning Area, and Old San Diego Community Planning areas in Series 5 Projections, and in actual 1984 population figures. These two Community Planning Areas remained in the Urbanized areas in these later projections.

[3] Paradise Hills Community Planning area is combined with Skyline Hills Community Planning Area of Series 5 Population Projection into one Community Planning Area in Series 6 (actual 1984 population figures). This Series 6 CPA is termed Skyline-Paradise Hills Community Planning Area, and is categorized in the Urbanized Areas section.

[4] Data source: "Series 4: Population and Housing Projections", 1985, SANDAG. Data provided with extrapolations, by Chantelle Sipe, County of San Diego Planning Department. Note: No Series 4B projections were made countywide.

POPULATION PROJECTIONS[1]
1980-1985
(Series 5)

	1980	1985	Numerical Change	Percent Change
COUNTYWIDE	1,861,846	2,082,800	+ 220,954	+ 12%
CITYWIDE	857,625	939,100	+ 81,475	+ 10%
URBANIZED AREA	695,625	720,500	+ 24,875	+ 4%
Barrio Logan	2,537	2,600	+ 63	+ <1%
Center City	10,393	11,200	+ 807	+ 8%
Clairemont Mesa	76,645	83,000	+ 6,355	+ 8%
Greater Golden Hill	13,007	13,300	+ 293	+ 2%
La Jolla	21,635	22,300	+ 665	+ 3%
La Jolla Shores	6,209	6,500	+ 291	+ 5%
Kearny Vista	24,847	26,900	+ 2,053	+ 8%
Mid City	92,301	93,800	+ 1,499	+ 2%
Midway	7,879	8,500	+ 621	+ 8%
Mission Beach	6,826	7,000	+ 174	+ 3%
Mission Valley	5,286	7,000	+ 1,714	+ 32%
Navajo	50,005	50,900	+ 895	+ 2%
Ocean Beach	11,850	12,100	+ 250	+ 2%
Old San Diego	1,957	2,200	+ 243	+ 12%
Otay Mesa - Nestor	43,269	44,900	+ 1,631	+ 4%
Pacific Beach	38,105	38,600	+ 495	+ 1%
Paradise Hills	15,824	15,900	+ 76	+ <1%
Pacific Highway	Did not exist at time of projection			
Park Northeast	36,459	36,800	+ 341	+ 1%
Peninsula	30,369	30,900	+ 531	+ 2%
San Ysidro	12,161	13,000	+ 839	+ 7%
Serra Mesa	24,911	25,800	+ 889	+ 4%
Skyline Hills	16,505	16,000	- 505	- 3%
Southeast San Diego	70,623	72,300	+ 1,677	+ 2%
State University	70,445	70,700	+ 255	+ <1%
Torrey Pines	6,625	7,600	+ 975	+ 15%
University South	15,157	16,000	+ 843	+ 6%

	1980	1985	Numerical Change	Percent Change
Uptown	33,795	34,700	+ 905	+ 2%
PLANNED URBANIZING AREAS	132,421	183,000	+ 50,579	+ 38%
East Elliot	N/A	N/A	N/A	N/A
Fairbanks Country Club	Did not exist at time of projection			
Los Penasquitos East	18,906	24,500	+ 5,594	+ 30%
Mira Mesa	37,495	42,400	+ 4,905	+ 13%
Miramar Ranch North	------	2,000	+ 2,000	
North City West	236	2,800	+ 2,564	+1086%
Otay Mesa	5	5,400	+ 4,880	+ 938%
Rancho Bernardo	16,083	21,800	+ 5,717	+ 36%
Rancho Carmel	--	1,500	+ 1,500	
Sabar Springs	--	--	--	--
Scripps Ranch/Miramar	6,936	11,400	+ 4,464	+ 64%
Sorrento Hills	Did not exist at time of projection			
South Bay Terraces	12,516	15,200	+ 2,684	+ 21%
Tia Juana River Valley	1,979	3,500	+ 1,521	+ 77%
Tierrasanta	24,039	26,500	+ 2,461	+ 10%
University (north)	13,711	26,000	+ 12,289	+ 90%
FUTURE URBANIZATION AREA	369	69	- 300	- 81%
San Pasqual	369	69	- 300	- 81%
MILITARY & PARKS	47,089	35,300	- 11,789	- 25%

SERIES 5 POPULATION PROJECTIONS ANALYSIS

As with Series 4B, Series 5 Populations forecast a considerably larger percent increase of population between the years 1980 and 1985 in the Planned Urbanizing Area than either the entire City or the Urbanized Area. The majority of numerical population increase projection during these years was located in the Planned Urbanizing Area. Unlike Series 4B, Future Urbanizing Area category existed in Series 5. This category was projected in Series 5 to decrease by percentage of population between 1980 and 1985.

[1]Data obtained from "Series 5: Population and Housing Projections," 1980. Prepared by the San Diego Association of Governments and provided by George Orman, Senior Planner, City of San Diego Planning Department. While SANDAG prepares the overall projections, City of San Diego staff allocate the projections by community planning area.

ACTUAL JANUARY 1, 1984 POPULATION TOTALS
1980-1984
(Series 6)

	1980	1984	Numerical Change	Percent Change
COUNTYWIDE	1,861,846	2,082,800	+ 220,954	+ 12%
CITYWIDE	875,538	953,900	+ 78,362	+ 9%
URBANIZED AREAS	696,183	749,464	+ 53,281	
Barrio Logan	2,690	2,935	+ 245	
Centre City	10,204	12,100	+ 1,896	
Clairemont Mesa	77,547	81,800	+ 4,253	+ 5%
Greater Golden Hill	12,175	14,500	+ 2,325	+ 19%
La Jolla	22,801	24,360	+ 1,559	
La Jolla Shores	6,780	7,240	+ 460	
Linda Vista	24,063	25,900	+ 1,837	
Mid City	95,630	105,924	+ 10,294	
Midway	3,004	3,500	+ 496	
Mission Beach	6,826	7,300	+ 474	
Mission Valley	5,144	6,890	+ 1,746	
Navajo	50,014	53,210	+ 3,196	
Ocean Beach	11,929	12,600	+ 671	+ 6%
Old San Diego	796	1,450	+ 654	+ 82%
Otay Mesa - Nestor	43,345	47,300	+ 3,955	
Pacific Beach	36,365	38,100	+ 1,735	
[illegible] Highway	140	130	- 10	
Park North-East	37,350	40,000	+ 2,650	
Peninsula	35,993	38,800	+ 2,807	
San Ysidro	13,306	14,000	+ 694	
Serra Mesa	24,911	24,650	- 261	
Skyline - Paradise Hills	31,056	33,250	+ 2,194	
Southeast San Diego	71,912	76,950	+ 5,038	
State University	16,334	14,550	- 1,784	- 11%
Tijuana River Valley East	624	1,365	+ 741	
Torrey Pines	6,643	7,540	+ 897	
University South	15,157	16,100	+ 943	

	1980	1984	Numerical Change	Percent Change
Uptown	33,444	37,020	+ 3,576	+ 11%
PLANNED URBANIZING AREAS	131,714	158,932	+27,218	+ 21%
East Elliot	N/A	N/A	N/A	N/A
Fairbanks Country Club	N/A	N/A	N/A	N/A
Mira Mesa	37,491	42,400	+ 4,909	+ 13%
Miramar Ranch North	N/A	N/A	N/A	N/A
North City West	388	254	- 134	- 35%
Otay Mesa	520	600	+ 80	+ 15%
Penasquitos East	19,056	23,175	+ 4,119	+ 22%
Rancho Bernardo	15,803	20,100	+ 4,297	+ 27%
Rancho Carmel	N/A	N/A	N/A	N/A
Sabar Springs	N/A	N/A	N/A	N/A
Scripps Miramar Ranch	6,928	9,800	+ 2,872	+ 41%
Sorrento Hills	--	3	3	--
South Bay Terraces	13,789	21,700	+ 7,911	+ 57%
Tierrasanta	24,039	24,700	+ 661	+ 3%
University North	13,700	16,200	+ 2,500	+ 18%
FUTURE URBANIZATION AREA	503	481	- 22	- 4%
San Pasqual	369	218	- 151	- 40%
Tiajuana River Valley West	134	135	+ 1	+ <1%
Reserve	--	128	+ 128	--
MILITARY & PARKS	47,138	45,023	- 2,115	- 4%

ACTUAL POPULATION TOTALS ANALYSIS

According to the above table, the percent of population increase in the Planned Urbanizing Area was only slightly greater than the percentage increase of either the entire City or the Urbanized Area. The majority of population numeric growth discussed in the Urbanized Areas and the Future Urbanizing Areas registered a decrease in population, as did the Military and Parks category.

[1]Data obtained from "Series 6": Projections by Community Planning Areas, 1984 Estimate," August 23, 1984, prepared by San Diego Association of Governments and provided by George Orman, Senior Planner, City of San Diego Planning Department.

POPULATION GROWTH SUMMARY 1980-1985

The percentage change in actual population projections for 1980-1985 is summarized as follows:

	County	Citywide	Urbanized Area	Planned Urbanizing Area	Future Urbanizing Area	Military and Parks	Community Planning Areas
Series 4B	+13%	+ 9%	+ 1%	+43%	N/A	N/A	(see tables)
Series 5	+12%	+10%	+ 4%	+38%	-81%	-25%	(see tables)
Actual Population (Series 6)[1]	+14%	+11%	+ 9%	+25.2%	- 5%	-5%	(see tables)

As can be ascertained from this comparision of percentage of population growth, actual Countywide population growth between 1980 and 1985 was consistant with "Series 4B" and "Series 5" projections. (Such an outcome renders an appraisal of Regional Growth Management on countywide population growth during these years very difficult.)

Actual Citywide population grew at a rate slightly greater than that projected by either Series 4B or Series 5. Actual percent population growth in the Urbanized Area was also greater than in either projection. Actual percent population growth in the Planned Urbanizing Area, however, was considerably smaller than projected in either Series 4B or Series 5. Future Urbanizing Area actual percentage population decrease was significantly smaller than projected in Series 5. This was also the case in regards to Military and Parks Category actual percentage population decrease.

Actual percentage population increases for Citywide and Urbanized Area categories exceeded "Series 5" totals, which, in part, sought to project percentage population growth in these areas as it related to Regional Growth Management. This larger actual percentage population totals may reflect a greater reate of population infill in the Urbanized Area than was anticipated in "Series 5".

Military and Park Area percentage population decreases are probably more associated with military policy.

1. Actual population figures have been adjusted by 20% to reflect 1984-1985 percentage increase or decrease because the Series 6 sample period was only four years (1980-1984) in length.

Appendix B
Housing Projections and Change, City of San Diego,
Growth Areas and Community Planning Areas (revised)

HOUSING PROJECTION
1980 - 1985
(Series 4B[1])

	1980	1985	Numerical Change	Percent Change
COUNTYWIDE	N/A	763,852	N/A	--
Single-family	N/A	465,522	N/A	--
Multi-family	N/A	298,330	N/A	--
CITYWIDE	318,400	351,400	+ 33,000	+ 10%
Single-family	185,500	200,000	+ 14,500	+ 7%
Multi-family	132,900	151,400	+ 18,500	+ 13%
URBANIZED AREA	267,700	275,200	+ 7,500	+ 3%
Single-family	153,700	155,000	+ 1,300	+ 1%
Multi-family	114,000	120,200	+ 5,600	+ 5%
Barrio Logan	500	500	+ 0	0%
Single-family	300	300	+ 0	0%
Multi-family	200	200	+ 0	0%
Center City	5,000	4,400	- 600	- 12%
Single-family	400	300	- 100	- 25%
Multi-family	4,600	4,100	- 500	- 11%
Clairemont Mesa	29,200	29,900	+ 700	+ 2%
Single-family	21,000	21,400	+ 400	+ 2%
Multi-family	8,200	8,500	+ 300	+ 4%
Greater Golden Hill	5,600	5,700	+ 100	2%
Single-family	2,000	2,000	+ 0	0%
Multi-family	3,600	3,700	+ 100	3%
La Jolla	9,800	10,100	+ 300	+ 3%
Single-family	6,800	7,100	+ 300	+ 4%
Multi-family	3,000	3,000	+ 0	0%
La Jolla Shores	2,600	2,800	+ 200	+ 8%
Single-family	1,700	1,800	+ 100	+ 6%
Multi-family	900	1,000	+ 100	+ 11%
Linda Vista	8,100	8,600	+ 500	+ 6%
Single-family	4,100	4,400	+ 300	+ 7%
Multi-family	4,000	4,200	+ 200	+ 5%
Mid City	39,100	39,400	+ 300	+ <1%
Single-family	23,000	22,300	- 700	- 3%
Multi-family	16,100	17,100	+ 1,000	+ 6%

	1980	1985	Numerical Change	Percent Change
Midway - Old Town[2]	4,500	4,800	+ 300	+ 7%
Single-family	1,100	1,100	+ 0	0%
Multi-family	3,400	3,700	+ 300	+ 9%
Mission Beach	3,400	3,400	+ 0	+ 0%
Single-family	1,100	1,000	- 100	- 9%
Multi-family	2,300	2,400	+ 100	+ 4%
Mission Valley	1,700	2,200	+ 500	+ 29%
Single-family	100	100	+ 0	+ 0%
Multi-family	1,600	2,100	+ 500	+ 31%
Navajo	17,700	18,100	+ 400	+ 2%
Single-family	14,200	14,400	+ 200	+ 1%
Multi-family	3,500	3,700	+ 200	+ 6%
Ocean Beach	7,000	7,100	+ 100	+ 1%
Single-family	2,400	2,400	+ 0	+ 0%
Multi-family	4,600	4,700	+ 100	+ 2%
Otay Mesa - Nestor	3,900	4,600	+ 700	+ 18%
Single-family	2,900	3,400	+ 500	+ 17%
Multi-family	1,000	1,200	+ 200	+ 20%
Pacific Beach	20,800	21,100	+ 300	+ 1%
Single-family	7,800	7,700	- 100	- 1%
Multi-family	13,000	13,400	+ 400	+ 3%
Pacific Highway	(Did not exist at time of projection)			
Single-family				
Multi-family				
Park North-East	19,700	20,000	+ 300	+ 2%
Single-family	8,300	7,900	- 400	- 5%
Multi-family	11,400	12,100	+ 200	+ 2%
Peninsula	11,700	11,800	+ 100	+ 1%
Single-family	9,000	9,000	+ 0	+ 0%
Multi-family	2,700	2,800	+ 100	+ 4%
San Ysidro	3,000	3,100	+ 100	+ 3%
Single-family	1,200	1,100	- 100	- 8%
Multi-family	1,800	2,000	+ 200	+ 11%
Serra Mesa	8,100	8,400	+ 300	+ 4%
Single-family	5,300	5,400	+ 100	+ 2%
Multi-family	2,800	3,000	+ 200	+

	1980	1985	Numerical Change	Percent Change
Paradise Hills[3]	12,200	14,000	+ 1,800	+ 15%
Single-family	9,600	10,600	+ 1,000	+ 10%
Multi-family	2,600	3,400	+ 800	+ 31%
Southeast San Diego	20,600	21,000	+ 400	+ 2%
Single-family	14,700	14,600	- 100	- 1%
Multi-family	5,900	6,400	+ 500	+ 8%
State University	8,000	8,200	+ 200	+ 3%
Single-family	4,600	4,700	+ 100	+ 2%
Multi-family	3,400	3,500	+ 100	+ 3%
Tia Juana River Valley (East)	(Did not exist at time of projection)			
Single-family				
Multi-family				
Torrey Pines	2,200	2,300	+ 100	+ 5%
Single-family	1,900	2,000	+ 100	+ 5%
Multi-family	300	300	+ 0	+ 0%
University (South)	5,100	5,400	+ 300	+ 6%
Single-family	4,200	4,400	+ 200	+ 5%
Multi-family	900	1,000	+ 100	+ 11%
Uptown	18,200	18,300	+ 100	+ 1%
Single-family	6,000	5,600	- 400	- 7%
Multi-family	12,200	12,700	+ 500	+ 4%
PLANNED URBANIZING AREA	50,700	76,200	+ 25,500	+ 50%
Single-family	31,800	45,000	+ 13,200	+ 42%
Multi-family	18,900	31,200	+ 12,300	+ 65%
East Elliott	7,400	8,600	+ 1,200	+ 16%
Single-family	3,400	4,000	600	+ 18%
Multi-family	4,000	4,600	+ 600	+ 15%
Fairbanks Country Club	(Did not exist at time of projection)			
Single-family				
Multi-family				
Mira Mesa	12,800	19,400	+ 6,600	+ 52%
Single-family	9,900	14,900	+ 5,000	+ 51%
Multi-family	2,900	4,500	+ 1,600	+ 55%
Miramar Ranch North	(Did not exist at time of projection)			
Single-family				
Multi-family				

	1980	1985	Numerical Change	Percent Change
North City West	700	4,600	+ 3,900	+ 557%
Single-family	300	2,100	+ 1,800	+ 600%
Multi-family	400	2,500	+ 2,100	+ 525%
Otay Mesa	7,200	8,000	+ 800	+ 11%
Single-family	5,600	5,800	+ 200	+ 4%
Multi-family	1,600	2,200	+ 600	+ 38%
Los Penasquitos East	7,700	15,000	+ 7,300	+ 95%
Single-family	3,800	7,500	+ 3,700	+ 97%
Multi-family	3,900	7,500	+ 3,600	+ 92%
Rancho Bernardo	7,500	9,700	+ 2,200	+ 29%
Single-family	6,000	6,800	+ 800	+ 13%
Multi-family	1,500	2,900	+ 1,400	+ 93%
Rancho Carmel	(Did not exist at time of projection)			
Single-family				
Multi-family				
Sabre Springs	(Did not exist at time of projection)			
Single-family				
Multi-family				
Scripps Miramar	3,200	4,400	+ 1,200	+ 38%
Single-family	1,800	2,500	+ 700	+ 39%
Multi-family	1,400	1,900	+ 500	+ 36%
Sorrento Hills	(Did not exist at time of projection)			
Single-family				
Multi-family				
South Bay Terraces	(Did not exist at time of projection)			
Single-family				
Multi-family				
Tierrasanta	(Did not exist at time of projection)			
Single-family				
Multi-family				
University (North)	4,200	6,500	+ 2,300	+ 55%
Single-family	1,000	1,400	+ 400	+ 40%
Multi-family	3,200	5,100	+ 1,900	+ 59%

SERIES 4B HOUSING PROJECTION ANALYSIS

Series 4B projected a significant percentage increase in total housing in the Planned Urbanizing Area Category. In addition, the Planned Urbanized Area and Urbanized Area total numeric housing increase projections made up nearly all of the entire city total housing projected increase. In the Planned Urbanizing Area, single-family housing was projected to increase at a percentage rate greater than that of multi-family housing. In the Urbanized Area, the opposite was the case. Yet citywide, Series 4B projected multi-family housing percentage increase would outstrip single-family housing growth. As with Series 4B Population Projections, Series 4B Housing Projections contained no Future Urbanizing Category.

[1]Data obtained from "Series 4B: Population and Housing Projection," December 1, 1975, prepared by the San Diego Association of Governments and provided by George Orman, Senior Planner, City of San Diego, Planning Department. "Series 4B" is divided into "Tier I", "Tier II", and "Tier III". These Tiers roughly correspond to the "Urbanized Area" and "Planned Urbanizing Area," of "Series 5" and "Series 6" projections. In order to make Series 4B data comparable with these later Series, the CPAS of Series 4B have been rearranged into "Urbanized Area" and "Future Urbanizing Area." Series 4B has no CPA which would correspond to "Future Urbanizing Area" and "Military and Park" categories also included in Series 5 and Series 6 projections.

[2]Midway-Old Town Community Planning Area was divided into Midway and Old San Diego CAP's for Series 5 and Series 6. Both of these CPA's remained in the "Urbanized Areas" category.

[3]The Community Planning Area of Paradise Hills was combined with Skyline Hills in "Series 6". This new CPA was placed completely within the "Urbanized Area" category.

HOUSING PROJECTION[1]
1978 - 1985
(Series 5)

	1978	1985	Numerical Change	Percent Change
COUNTYWIDE	601,398	712,105	+ 110,707	+ 18%
Single-family	394,188	425,529	+ 31,341	+ 8%
Multi-family	207,210	286,576	+ 79,366	+ 38%
CITYWIDE	295,110	358,266	+ 63,156	+ 21%
Single-family	177,478	193,775	+ 16,297	+ 9%
Multi-family	117,632	164,491	+ 46,859	+ 40%
URBANIZED AREA	237,202	270,090	+ 32,888	+ 14%
Single-family	133,153	137,823	+ 4,673	+ 4%
Multi-family	104,052	132,267	+ 28,215	+ 27%
Barrio Logan	872	1,105	+ 233	+ 27%
Single-family	521	529	+ 8	+ 2%
Multi-family	351	526	+ 175	+ 50%
Center City	4,600	9,451	+ 4,851	+ 105%
Single-family	315	49	- 266	- 84%
Multi-family	4,284	9,402	+ 5,118	+ 119%
Clairemont Mesa	28,908	30,898	+ 1,990	+ 7%
Single-family	20,450	21,140	+ 690	+ 3%
Multi-family	8,458	9,758	+ 1,300	+ 15%
Greater Golden Hill	5,176	6,313	+ 1,137	+ 22%
Single-family	1,996	1,517	- 479	- 24%
Multi-family	3,180	4,796	+ 1,616	+ 51%
La Jolla	10,532	11,016	+ 484	+ 5%
Single-family	6,827	7,188	+ 351	+ 5%
Multi-family	3,695	3,828	+ 133	+ 4%
La Jolla Shores	2,480	2,974	+ 494	+ 20%
Single-family	1,750	1,897	+ 147	+ 8%
Multi-family	730	1,077	+ 347	+ 48%
Kearny Vista[2]	6,951	8,470	+ 1,519	+ 22%
Single-family	3,390	3,850	+ 460	+ 14%
Multi-family	3,561	4,620	+ 1,059	+ 30%

	1978	1985	Numerical Change	Percent Change
Mid City	39,816	40,801	+ 985	+ 2%
Single-family	3,390	3,850	+ 460	+ 14%
Multi-family	16,052	18,434	+ 2,382	+ 15%
Midway	2,843	2,853	+ 10	+ <1%
Single-family	658	564	- 94	- 14%
Multi-family	2,185	2,289	+ 104	+ 5%
Mission Beach	2,258	2,292	+ 34	+ 2%
Single-family	705	596	- 109	- 15%
Multi-family	1,553	1,696	+ 143	+ 9%
Mission Valley	2,372	4,484	+ 2,112	+ 90%
Single-family	176	236	+ 60	+ 34%
Multi-family	2,196	4,228	+ 2,032	+ 93%
Navajo	16,886	19,425	+ 2,539	+ 15%
Single-family	13,509	14,255	+ 746	+ 6%
Multi-family	3,377	5,170	+ 1,793	+ 53%
Ocean Beach	6,101	6,246	+ 145	+ 2%
Single-family	2,334	2,117	- 217	- 9%
Multi-family	3,767	4,129	+ 362	+ 10%
Old San Diego	569	628	+ 59	+ 10%
Single-family	329	356	+ 27	+ 8%
Multi-family	240	272	+ 32	+ 13%
Otay Mesa - Nestor	9,622	12,912	+ 3,290	+ 34%
Single-family	7,985	8,344	+ 359	+ 4%
Multi-family	1,637	4,568	+ 2,931	+ 179%
Pacific Beach	15,849	16,263	+ 414	+ 3%
Single-family	6,218	6,153	- 65	- 1%
Multi-family	9,631	10,110	+ 479	+ 5%
Pacific Highway	(Did not exist at time of projection)			
Single-family				
Multi-family				
Park Northeast	19,037	19,515	+ 478	+ 3%
Single-family	8,548	8,147	- 401	- 5%
Multi-family	10,489	11,368	+ 879	+ 8%
Peninsula	12,203	12,449	+ 246	+ 2%
Single-family	8,868	8,777	- 91	- 1%
Multi-family	3,335	3,672	+ 337	+ 10%

	1978	1985	Numerical Change	Percent Change
San Ysidro	2,775	4,745	+ 1,970	+ 71%
Single-family	1,419	1,793	+ 374	+ 26%
Multi-family	1,356	N/A	--	--
Serra Mesa	8,153	8,703	+ 550	+ 7%
Single-family	5,483	5,620	+ 137	+ 2%
Multi-family	2,670	3,083	+ 413	+ 15%
Skyline Hills[3]	3,982	4,375	+ 393	+ 10%
Single-family	3,285	4,086	+ 801	+ 24%
Multi-family	197	289	+ 92	+ 47%
Paradise Hills[3]	3,398	3,595	+ 197	+ 6%
Single-family	2,716	2,834	+ 118	+ 4%
Multi-family	682	761	+ 79	+ 12%
Southeast San Diego	21,199	25,566	+ 4,367	+ 21%
Single-family	15,160	16,040	+ 880	+ 6%
Multi-family	6,039	9,526	+ 3,487	+ 58%
State University	5,106	5,485	+ 379	+ 7%
Single-family	3,356	3,428	+ 72	+ 2%
Multi-family	1,750	2,007	+ 257	+ 15%
Tia Juana River Valley[4]	712	1,123	+ 411	+ 58%
Single-family	516	676	+ 160	+ 31%
Multi-family	196	447	+ 251	+ 128%
Torrey Pines	2,954	3,021	+ 67	+ 2%
Single-family	2,810	2,832	+ 22	+ <1%
Multi-family	144	189	+ 45	+ 31%
University South	5,088	6,825	+ 1,737	+ 34%
Single-family	4,198	4,720	+ 522	+ 12%
Multi-family	890	2,105	+ 1,215	+ 136%
Uptown	17,645	20,146	+ 2,501	+ 14%
Single-family	6,238	6,229	- 9	- <1%
Multi-family	11,407	13,917	+ 2,510	+ 22%
PLANNED URBANIZING AREA	32,652	61,567	+ 28,915	+ 89%
Single-family	21,190	35,159	+ 13,969	+ 66%
Multi-family	11,462	25,930	+ 14,468	+ 126%
East Elliot	N/A	N/A	N/A	--
Single-family	N/A	N/A	N/A	--
Multi-family	N/A	N/A	N/A	--

	1978	1985	Numerical Change	Percent Change
Fairbanks Country Club	N/A	N/A	N/A	--
Single-family	N/A	N/A	N/A	--
Multi-family	N/A	N/A	N/A	--
Mira Mesa	9,163	16,259	+ 7,096	+ 78%
Single-family	7,760	11,489	+ 3,729	+ 48%
Multi-family	1,403	4,765	+ 3,362	+ 239%
Miramar Ranch North	18	74	+ 56	+ 311%
Single-family	18	69	+ 51	+ 283%
Multi-family	0	5	+ 5	--
North City West	87	1,234	+ 1,147	+1,318%
Single-family	87	562	+ 475	+ 546%
Multi-family	0	672	+ 672	--
Otay Mesa	61	258	+ 197	+ 323%
Single-family	12	199	+ 187	+1,558%
Multi-family	49	59	+ 10	+ 20%
Los Penasquitos East	3,985	7,804	+ 3,819	+ 96%
Single-family	2,205	3,903	+ 1,698	+ 77%
Multi-family	1,780	3,841	+ 2,061	+ 116%
Rancho Bernardo	6,074	8,570	+ 2,496	+ 41%
Single-family	4,653	6,394	+ 1,741	+ 37%
Multi-family	1,421	2,176	+ 755	+ 53%
Scripps Miramar Ranch	1,889	2,573	+ 684	+ 36%
Single-family	1,312	1,783	+ 471	+ 36%
Multi-family	577	312	- 265	- 46%
Rancho Carmel	12	297	+ 285	+2,375%
Single-family	11	296	+ 285	+2,590%
Multi-family	1	1	0	--
Sabre Springs	13	430	+ 417	+3,207%
Single-family	13	39	+ 26	+ 200%
Multi-family	0	391	+ 391	--
Sorrento Hills	N/A	N/A	N/A	--
Single-family	N/A	N/A	N/A	--
Multi-family	N/A	N/A	N/A	--
South Bay Terraces	2,352	4,007	+ 1,655	+ 70%
Single-family	1,838	3,477	+ 1,639	+ 89%
Multi-family	514	530	+ 16	+ 3%

	1978	1985	Numercial Change	Percent Change
Tierransanta	5,478	10,064	+ 4,586	+ 83%
Single-family	2,893	5,909	+ 3,016	+ 104%
Multi-family	2,585	4,155	+ 1,570	+ 61%
University North	3,520	10,002	+ 6,482	+ 184%
Single-family	388	979	+ 591	+ 152%
Multi-family	3,132	9,023	+ 5,891	+ 188%
FUTURE URBANIZATION	112	433	+ 321	+ 287%
Single-family	112	291	+ 179	+ 159%
Multi-family	0	142	+ 142	--
San Pasqual	65	182	+ 117	+ 180%
Single-family	65	178	+ 113	+ 174%
Multi-family	0	4	+ 4	--
Reserve	47	251	+ 204	+ 434%
Single-family	47	113	+ 66	+ 140%
Multi-family	0	138	+ 138	--
MILITARY & PARKS	4,259	4,607	+ 348	+ 8%
Single-family	2,142	1,935	- 207	- 10%
Multi-family	2,110	2,672	+ 562	+ 27%

SERIES 5 HOUSING PROJECTION ANALYSIS

Series 5 projected that total percentage housing increase in the planned Urbanized Area and Future Urbanizing Area would far exceed that of the Citywide and the Urbanized Area categories. Numerical housing projected increase in the Urbanized Area category, however, was projected to grow at a rate nearly equal to that of the Planned Urbanizing Area. The actual projected numeric housing increase contribution of the Future Urbanizing Area to the Citywide projected growth was minimal. In the Citywide, Urbanized Area and Planned Urbanizing Area categories, multi-family housing percentage and numeric growth was projected to increase at a rate much greater than that of single-family housing. The reverse was the case in the Future Urbanizing Area.

[1]Data obtained from "Series 5": Regional Development Forecasts, 1978-2000, Housing," 1980 prepared by San Diego Associateion of Governments and provided by Kim Pugh, Research technician at SANDAG and George Orman, Senior Planner, City of San Diego Planning Department. These figures represent "occupied dwelling units" and according to Orman a vacancy factor of 4% can be added to each number in order to more accurately reflect housing totals. We have not included this factor, yet Wallace, Roberts & Todd should be aware that it exists.

[2]Kearny Vista Community Planning Area is termed Linda Vista Community Planning Area in "Series 6" projections.

[3]Paradise Hills Community Planning Area is combined with Skyline Hills Community Planning Area in "Series 6" projections (This combined Community Planning Area remains in the "Urbanized Area" category.)

[4]Tia Juana River Valley Community Planning Area is divided into Tia Juana River Valley East and Tia Juana River Valley West in "Series 6" projections. Tia Juana River Valley East remains in the "Urbanized Area" category of the projection while Tia Juana River Valley West is designated in the projections "Future Urbanizing Area" category.

ACTUAL HOUSING GROWTH
1980 - 1984
(Series 6)

	1980[1]	1984[2]	Numerical Change	Percent Change
COUNTYWIDE	720,346	763,085	+ 42,739	+ 6%
Single-family	434,345	454,533	+ 20,188	+ 4%
Multi-family	238,865	260,726	+ 21,861	+ 9%
CITYWIDE	341,928	363,501	+ 21,573	+ 6%
Single-family	201,241	208,562	+ 7,321	+ 4%
Multi-family	130,229	144,426	+ 14,197	+ 11%
URBANIZED AREA	294,760	307,783	+ 13,023	+ 4%
Single-family	174,744	177,321	+ 2,577	+ 1%
Multi-family	120,016	130,462	+ 10,446	+ 9%
Barrio Logan	949	1,002	+ 53	+ 6%
Single-family	575	570	- 5	- 1%
Multi-family	374	432	- 58	+ 16%
Centre City	6,363	7,310	+ 947	+ 15%
Single-family	505	493	+ 12	+ 2%
Multi-family	5,858	6,817	+ 959	+ 16%
Clairemont Mesa	30,132	31,142	+ 1,010	+ 3%
Single-family	21,277	21,737	+ 474	+ 2%
Multi-family	8,855	9,405	+ 552	+ 6%
Greater Golden Hill	5,702	6,087	+ 385	+ 7%
Single-family	2,631	2,641	- 10	- <1%
Multi-family	3,071	3,446	+ 345	+ 11%
La Jolla	10,782	11,010	+ 228	+ 2%
Single-family	7,525	7,646	+ 121	+ 2%
Multi-family	3,253	3,364	+ 111	+ 3%
La Jolla Shores	2,887	2,932	+ 45	+ 2%
Single-family	2,185	2,203	+ 18	+ 1%
Multi-family	702	729	+ 27	+ 4%
Linda Vista	9,072	9,605	+ 533	+ 6%
Single-family	4,920	5,222	+ 302	+ 6%
Multi-family	4,152	4,383	+ 231	+ 6%
Mid City	45,730	48,346	+ 2,616	+ 6%
Single-family	26,510	26,579	+ 69	+ <1%
Multi-family	19,220	21,767	+ 2,547	+ 13%

	1980	1984	Numerical Change	Percent Change
Midway	1,202	1,322	+ 120	+ 10%
Single-family	354	253	- 101	- 29%
Multi-family	848	1,069	+ 221	+ 26%
Mission Beach	4,212	4,209	- 3	- <1%
Single-family	1,986	1,920	- 66	- 3%
Multi-family	2,226	2,289	- 63	- 3%
Mission Valley	3,876	4,325	+ 449	+ 12%
Single-family	488	377	- 111	- 23%
Multi-family	3,379	3,948	+ 569	+ 17%
Navajo	18,682	19,429	+ 747	+ 4%
Single-family	14,629	15,156	+ 527	+ 4%
Multi-family	4,053	4,273	+ 229	+ 5%
Ocean Beach	7,084	7,147	+ 63	+ 1%
Single-family	2,995	3,026	+ 31	+ 1%
Multi-family	4,089	4,121	+ 32	+ 1%
Old San Diego	502	789	+ 287	+ 57%
Single-family	195	154	- 41	- 21%
Multi-family	307	635	+ 328	+ 107%
Otay Mesa - Nestor	12,771	13,947	+ 1,176	+ 9%
Single-family	9,985	10,418	+ 433	+ 4%
Multi-family	2,786	3,529	+ 743	+ 27%
Pacific Beach	20,314	20,672	+ 358	+ 2%
Single-family	7,717	7,711	- 6	- <1%
Multi-family	12,596	12,961	+ 365	+ 3%
Pacific Highway	70	70	+ 0	+ 0%
Single-family	34	34	+ 0	+ 0%
Multi-family	36	36	+ 0	+ 0%
Park Northeast	20,669	21,604	+ 935	+ 4%
Single-family	9,934	9,903	- 31	- <1%
Multi-family	10,735	11,701	+ 966	+ 9%
Peninsula	16,016	16,553	+ 537	+ 3%
Single-family	10,419	10,467	+ 48	+ <1%
Multi-family	5,597	6,086	+ 489	+ 8%
San Ysidro	3,461	3,590	+ 129	+ 4%
Single-family	1,929	1,974	+ 45	+ 2%
Multi-family	1,708	1,616	- 92	- 5%

	1980	1984	Numerical Change	Percent Change
Serra Mesa	8,770	8,778	+ 8	+ <1%
Single-family	5,512	5,516	+ 4	+ <1%
Multi-family	3,258	3,262	+ 4	+ <1%
Southeast San Diego	23,766	24,625	+ 859	+ 4%
Single-family	17,528	17,878	+ 350	+ 2%
Multi-family	6,238	6,747	+ 509	+ 8%
Skyline - Paradise Hills	9,016	9,424	+ 408	+ 5%
Single-family	7,886	8,012	+ 126	+ 2%
Multi-family	1,130	1,412	+ 282	+ 25%
State University	5,377	5,526	+ 149	+ 3%
Single-family	3,027	3,060	+ 33	+ 1%
Multi-family	2,350	2,466	+ 116	+ 5%
Tia Juana River Valley (East)	177	391	+ 214	+ 120%
Single-family	104	282	+ 178	+ 171%
Multi-family	73	109	+ 36	+ 49%
Torrey Pines	2,622	2,783	+ 161	+ 6%
Single-family	2,064	2,126	+ 62	+ 3%
Multi-family	558	657	+ 99	+ 18%
University (South)	5,340	5,458	+ 18	+ <1%
Single-family	4,574	4,692	+ 118	+ 3%
Multi-family	766	766	+ 0	+ 0%
Uptown	19,225	19,707	+ 482	+ 3%
Single-family	7,256	7,271	+ 15	+ <1%
Multi-family	11,969	12,436	+ 467	+ 4%
PLANNED URBANIZING AREA	46,709	55,313	+ 8,604	+ 18%
Single-family	33,956	37,093	+ 3,137	+ 9%
Multi-family	12,753	18,220	+ 5,467	+ 43%
East Elliott	0	0	+ 0	+ 0%
Single-family	0	0	+ 0	+ 0%
Multi-family	0	0	+ 0	+ 0%
Mira Mesa	12,113	13,505	+ 1,392	+ 11%
Single-family	10,020	10,683	+ 663	+ 7%
Multi-family	2,093	2,822	+ 729	+ 35%
Miramar Rancho North	0	0	+ 0	+ 0%
Single-family	0	0	+ 0	+ 0%
Multi-family	0	0	+ 0	+ 0%

	1980	1984	Numerical Change	Percent Change
North City West	47	90	+ 43	+ 91%
Single-family	47	90	+ 43	+ 91%
Multi-family	0	0	+ 0	+ 0%
Otay Mesa	185	207	+ 22	+ 12%
Single-family	89	105	+ 14	+ 16%
Multi-family	96	104	+ 8	+ 8%
Penasquitos East	6,334	7,694	+ 1,360	+ 21%
Single-family	4,461	5,645	+ 1,184	+ 27%
Multi-family	1,873	2,049	+ 177	+ 10%
Rancho Bernardo	7,699	8,839	+ 1,140	+ 15%
Single-family	6,188	6,710	+ 522	+ 8%
Multi-family	1,511	2,129	+ 618	+ 41%
Rancho Carmel	0	0	+ 0	+ 0%
Single-family	0	0	+ 0	+ 0%
Multi-family	0	0	+ 0	+ 0%
Sabre Springs	0	0	+ 0	+ 0%
Single-family	0	0	+ 0	+ 0%
Multi-family	0	0	+ 0	+ 0%
Scripps Miramar Ranch	2,261	3,164	+ 903	+ 40%
Single-family	1,990	2,665	+ 675	+ 34%
Multi-family	271	449	+ 178	+ 66%
Sorrento Hills	0	1	+ 1	--
Single-family	0	1	+ 1	--
Multi-family	0	0	+ 0	--
South Bay Terraces	4,878	6,969	+ 2,091	+ 42%
Single-family	3,023	4,257	+ 1,534	+ 51%
Multi-family	1,855	2,712	+ 857	+ 46%
Tierrasanta	7,147	7,893	+ 746	+ 10%
Single-family	5,807	4,715	- 1,092	- 19%
Multi-family	1,340	3,178	+ 1,838	+ 50%
University (North)	6,045	6,951	+ 906	+ 15%
Single-family	2,331	2,224	- 107	- 5%
Multi-family	3,7145	4,727	+ 1,013	+ 27%
FUTURE URBANIZING	116	153	+ 37	+ 32%
Single-family	116	153	+ 37	+ 32%
Multi-family	0	0	+ 0	+ 0%

San Pasqual	75	76	+	1	+	1%
Single-family	75	76	+	1	+	1%
Multi-family	0	0	+	0	+	0%
Tia Juana River Valley West	41	41	+	0	+	0%
Single-family	41	41	+	0	+	0%
Multi-family	0	0	+	0	+	0%
Reserve	Did not	36	+	36		--
Single-family	exist	36	+	36		--
Multi-family	in 1980	0	+	0		--
MILITARY AND PARKS	N/A	252		N/A		--
Single-family	N/A	222		N/A		--
Multi-family	N/A	30		N/A		--

ACTUAL HOUSING GROWTH TABLE ANALYSIS

[1]Data obtained from "Series VI Projections by Community Planning Areas," dated August 24, 1984, prepared by City of San Diego Planning Department, provided by George Orman, Senior Planner.

[2]Data obtained from "Housing Inventory January 1, 1984," prepared by SANDAG and provided by George Orman, Senior Planner and "1980 Census-Housing Inventory (STF3)," prepared by City of San Diego Planning Department and provided by Orman.

According to the above table, actual percentage total housing growth in the Planned Urbanizing and Future Urbanizing Areas occurred at a rate greater than that of either the Citywide or the Urbanized Area categories. Yet, total numeric increase in the Urbanized Area constituted the majority of total housing numeric increase Citywide. In all categories, except the Future Urbanizing Area, multi-family housing growth, both percentage-wise and numerically, exceeded that of single-family housing increase. In the Future Urbanizing Area, no increase in multi-family housing occurred.

HOUSING GROWTH SUMMARY 1980 - 1985

	Countywide	Citywide	Urbanized Area	Planned Urbanizing Area	Future Urbanizing Area	Military And Parks	Community Planning Areas
SERIES 4B							See tables
TOTAL	N/A	+ 10%	+ 3%	+ 50%	N/A	N/A	
Single-family	N/A	+ 7%	+ 1%	+ 42%	N/A	N/A	
Multi-family	N/A	+ 13%	+ 5%	+ 65%	N/A	N/A	
SERIES 5[1]							
TOTAL	+ 13%	+ 15%	+ 10%	+ 6[illegible]	+ 206%	+ 6%	See tables
Single-family	+ 6%	+ 6%	+ 3%	+ 4[illegible]	+ 114%	+ 6%	
Multi-family	+ 27%	+ 29%	+ 19%	+ 91%	--	+ 19%	
ACTUAL HOUSING[2]							
TOTAL	+ 7%	+ 7%	+ 5%	+ 22%	+ 38%	N/A	See tables
Single-family	+ 5%	+ 5%	+ 1%	+ 1[illegible]%	+ 38%	N/A	
Multi-family	+ 11%	+ 13%	+ 11%	+ 5[illegible]%	+ 0%	N/A	

HOUSING GROWTH ANALYSIS NOTES

[1]Series 5 figures have been revised downward approximately 28% in order to represent a percentage rate of housing increase for the years 1980 through 1985 instead of 1978 through 1985. "Series 5" depicted housing increase or decrease between 1978 and 1985 rather than 1980-1985. In the "Housing Growth Summary Table," "Series 5" totals have been reduced by roughly 28% for comparability. It should be noted that "Series 5," therefore, does not reflect as accurate a 1980 total as "Series 4B" or the "Actual Housing Growth" totals

[2]Actual Housing figures have been revised upward by approximately 20% in order to include percentage increase or decrease for 1984-1985.

Series 5, adopted after the Regional Growth Management strategy, projected total housing Citywide to increase at a much more rapid rate than actually occurred. Of this increase, actual single family housing had a growth rate essentially the same as predicted by Series 5, whereas actual multi family growth occurred at a much slower rate than anticipated by Series 5.

Within the Urbanized Area, Series 5 predicted a higher total rate of growth (10%) than actually occurred (5%). The small (4%) rate of actual single-family housing growth was the same as projected by Series 5. Multi-family growth, however, showed a disparity in actual growth (11%) when compared to Series 5 projections of (19%) for the Urbanized Area, accounting for the overall housing projections to be higher than actual.

The Series 5 Planned Urbanizing Area projections far exceed, in both types of housing, that which actually occurred. In fact, single-family housing was projected to increase almost four times as rapidly as actually occurred. Similarly, multi-family housing projections were over two times as high as actual growth.

The Future Urbanizing Area also exhibited projected growth rates under Series 5 that far exceed the actual totals. Interestingly, no measureable multi-family housing growth actually occurred in the Future Urbanizing Area, whereas a 37% increase occurred in single-family housing.

As can be noted from the above comparative matrix, available housing data are not as complete as population material. This is especially true of "Series 4B" housing projections. In this series, Countywide, as well as Future Urbanizing data are incomplete.

Citywide housing totals (delineated by the above matrix's "Actual Housing") increased at a slower pace than predicted by Series 4B". This was also the case in the Urbanized Area, Planned Urbanizing, and Future Urbanizing Area categories.

CONSISTENCY OF POPULATION AND HOUSING GROWTH WITH ADOPTED COMMUNITY PLANS (1979-1984)

	HOUSING			POPULATION		
	1/1/84*	Community Plan Capacity	Capacity** Assessment	1/1/84*	Community Plan Capacity	Capacity Assessment
CITYWIDE	363,501	535,340	yes	953,900	1,411,460	yes
URBANIZED AREA	307,783	378,270	yes	749,464	937,540	yes
Barrio Logan	944	1,400	yes	2,935	3,600	yes
Centre City	7,310	14,300	yes	12,100	20,600	yes
Clairemont Mesa	31,142	28,200	no****	81,800	101,000	yes
Greater Golden Hill	6,087	7,400	yes	14,500	16,200	yes
La Jolla	11,010	11,000	no	24,360	27,900	yes
La Jolla Shores	2,932	3,000	yes	7,240	7,100	no
Linda Vista	9,705	13,900	yes	26,300	33,200	yes
Mid City	43,346	66,000	yes	125,924	138,600	yes
Midway	1,322	4,700	yes	3,500	11,000	yes
Mission Beach	4,209	4,000	no***	7,300	8,000	yes
Mission Valley	4,325	7,500	yes	6,890	11,500	yes
Navajo	19,429	21,000	yes	53,210	59,200	yes
Ocean Beach	7,147	6,050	no***	12,600	11,700	no****
Old San Diego	789	1,600	yes	1,450	2,800	yes
Otay Mesa-Nestor	13,947	14,900	yes	47,300	48,900	yes
Pacific Beach	20,672	26,200	yes	38,100	46,800	yes
Pacific Highway	70	70	yes	130	140	yes
Park North East	21,604	25,000	yes	40,000	55,000	yes
Peninsula	16,553	23,400	yes	38,000	54,300	yes
San Ysidro	3,590	4,700	yes	14,000	17,300	yes
Serra Mesa	8,778	9,000	yes	24,650	28,500	yes
Skyline-Paradise Hills	9,424	9,700	yes	33,250	33,300	yes
Southeast San Diego	24,683	33,200	yes	76,950	100,000	yes
State University	5,526	8,500	yes	14,550	21,300	yes
Tia Juana River Valley (East)	391	1,400	yes	1,365	4,400	yes
Torry Pines	2,783	3,050	yes	7,540	9,600	yes
University (South)	5,458	5,900	yes	16,100	15,600	yes
Uptown	19,207	23,200	yes	37,020	50,000	yes

PLANNED URBANIZING AREA	55,313	156,620	yes	158,932	426,420	yes
East Elliott	--	2,760	--	--	8,600	--
Fairbanks Country Club	--	340	--	--	940	--
Mira Mesa	13,505	24,500	yes	42,400	78,500	yes
Miramar Ranch North	--	4,100	--	--	10,600	--
North City West	90	14,000	yes	254	40,000	yes
Otay Mesa	207	17,200	yes	600	44,200	yes
Penasquitos East	7,694	14,700	yes	20,100	40,000	yes
Rancho Carmel	--	--	--	--	--	--
Sabre Springs	--	--	--	--	--	--
Scripps Miramar Ranch	3,164	6,200	yes	9,800	17,700	yes
Sorrento Hills	--	120	--	3	200	yes
South Bay Terrace	6,969	9,000	yes	21,700	31,200	yes
Tierrasanta	7,893	11,800	yes	24,700	37,000	yes
University (North)	6,951	22,700	yes	16,200	43,700	yes
FUTURE URBANIZING	153	150	no	481	400	no****
San Pasqual	76	80	yes	218	200	no****
Tia Juana River Valley (West)	41	70	yes	135	200	yes
Reserve	36	0	no	128	0	no
MILITARY AND PARKS	252	300	yes	45,023	47,100	yes

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* Source: SANDAG, Series VI, Regional Growth Forecasts, 1984.

** In the Urbanized Area development is proceeding at such a pace that if measures, such as changes to existing land use designations including rezones are not implemented, housing totals will probably exceed adopted Community Plan capacity in the future.

*** An accurate assessment as to the consistency of housing growth with the adopted community plan capacity is impossible because planning area housing totals already exceeded plan capacity at the time of the 1980 Census.

**** An accurate assessment as to the consistency of population with the adopted community plan capacity is impossible because planning area capacity totals already exceeded plan capacity at the time of the 1980 Census.

Appendix C
Community Services in the Five Communities Selected for Detailed Study

SCHOOLS

POLICY 600-27

The City Council recognizes that it is the responsibility of the various school districts within the City of San Diego to determine the availability of schools based upon, and consistent with, standards of school availability established by the respective districts; however, it shall be the policy of the City Council that that the availability of schools shall be considered as an important factor in determining the effect on the public health, safety and general welfare when deciding rezoning or the approval of developments which will generate more school age children, in the area in question. The intent of this policy is further described under the following Implementing Procedure, and Existing Developed Areas.

Implementing Procedure

I. The following information will be sought from the appropriate school board(s). However, if the development in question is one which will have minimal student-generating impact on the schools (such as developments consisting entirely of "one-bedroom" units), the following information is not required:

A. The name and location of existing schools which serve the area in question.

1. School capacity.

2. Present enrollment.

3. The number of portable, interim, and/or temporary classrooms, the number of permanent classrooms, and the proportion of portable interim and/or temporary classrooms to total classrooms.

4. The existence of extended day, year round, or double sessions presently.

5. The impact of the additional students on existing schools i.e., will they require additional classrooms, extended day sessions, double sessions or busing.

6. The distance of each designated school via streets from the geographic center of the new development.

B. The location of any proposed schools which would serve the area.

1. Availability of funding for the proposed school(s) when construction is to be completed.

2. The capacity of the proposed schools and the anticipated enrollment.

C. Any agreements entered into be the developer and the affected school district.

D. The need for new school facilities (hitherto unanticipated and, therefor, unplanned for) attributable to the additional students.

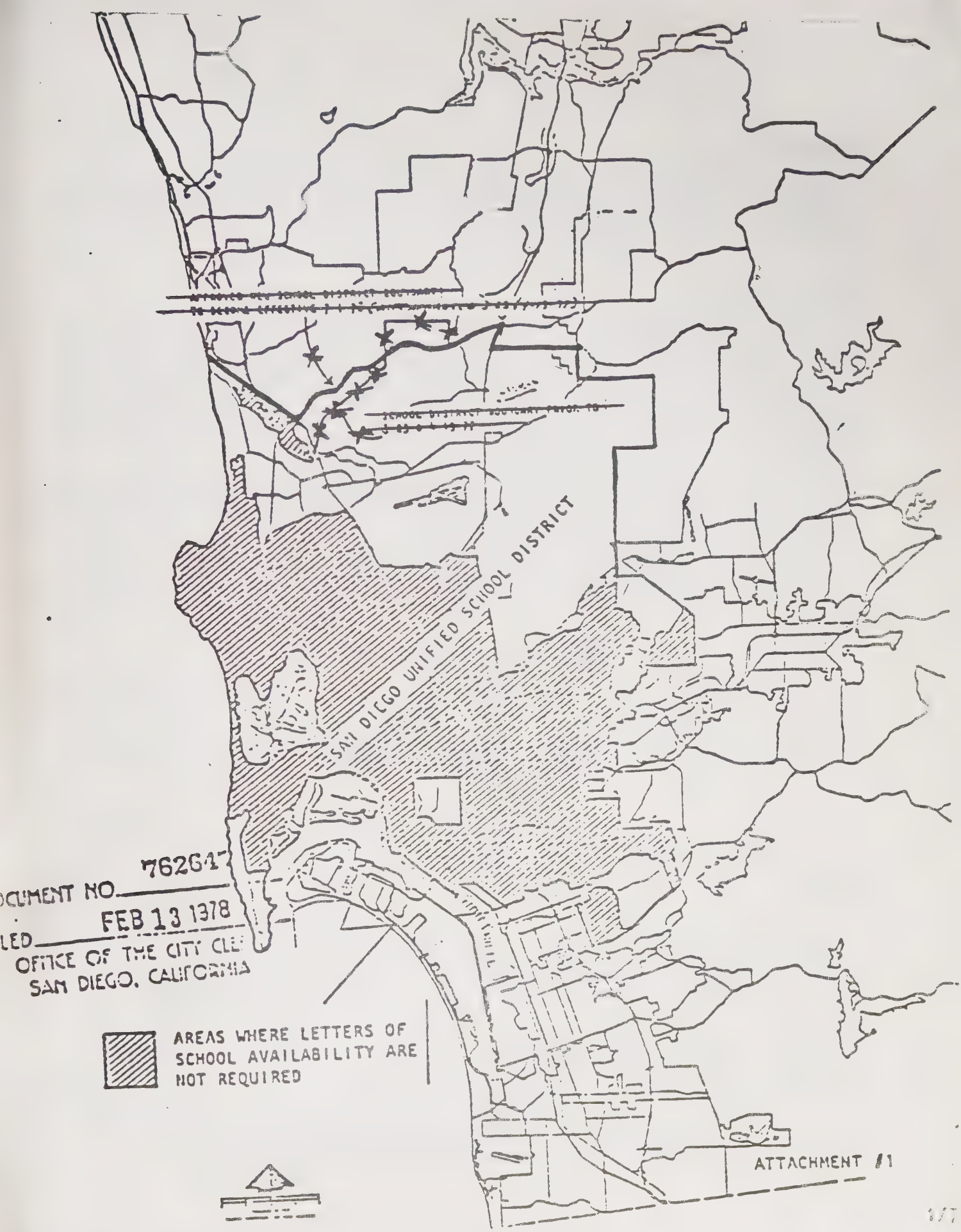
II. The affected school district will be asked for a statement of availability for the development in question. However, in order to encourage the school districts to consider their future needs on a geographic area basis (such as district-wide, community planning area, or attendance area), the City will accept annual, area-encompassing school availability statements instead of on a case-by-case basis.

III. Should impasse situations arise between a school district and a developer on school issues affecting a development proposal, the City Council will make a final determination. To make such a determination, the City Council may request information from the appropoiate school district, in addition to that solicited under Section 1 of the Implementing Procedure.

EXISTING DEVELOPED AREAS

Within those portions fo the San Diego Unified Schools District which are within existing developed areas of this city as shown on Attachment 1 hereto, which is be this reference incorporated herein, Section II of the above specified Implementing Procedure shall not be applicable. Within the area shown on Attachment 1, however, the Council will continue to solicit information in accordance with Section I of the Implementing Procedure. A larger scaled, more detailed map showing the developed areas included in Attachment 1, is on file in the office of the City Clerk as Document No. 762647, and is available for public inspection.

Adopted by Resolution No. 213657 6/26/75
Amended by Resolution No. 217885 3/9/77
Amended by Resolution No. 220219 2/21/78
Amended by Resolution No. 251152 2/11/80



DOCUMENT NO. 76264
FILED FEB 13 1978
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

ATTACHMENT #1

STANDARDS

There are no standards currently in place in the School District interms of school sizes, distances traveled, etc... The only standard which does exist is that classroom size be limited to 30 students.

DEFINITIONS

"As-Built Capacity" - The total number of students that can be housed in a school if all spaces designed as classrooms (permanent plus portables) were occupied by 30 or more students at a designated time durig the day (the standard number of students students per classroom is 30). For example, 24 permanent classrooms plus 10 portable classrooms = 34 total classrooms times 30 students = 1020 capacity as now built.

"Operating Capacity" - The total number of students that can be housed in a school in a given year based on the educational program and staff assignment practices in effect at that school. Schools conducting atypical classes requiring classroom spaces for less than 30 students will have an operating capacity less than the "as-built" capacity. The operating capacity of a school assumes:

1. Grades 1-12 on single session programs
2. Grades 1-6 classroom teachers have a single designated teaching station
3. Conformance to legally mandated student class size limits, availability of specialized instructional equipment, and usable space
4. Special education classes are included in determining usage of teaching stations

NOTES

If is very important to note that demographics and other factors play a large role in school enrollments and capacity. "Other" factors include integration programs, boundary changes, grade level changes, community pressure or preference, state laws, feasibility of a school site in terms of physical layout, and growth in a communtiy. It is difficult to quantify the impacts that one single element, such as growth may have on educational services. San Diego Unified School District staff cautioned us to be careful when looking at one segment of the population, i.e., children in grades K-12, for such a short time period (5-years), so many other factors may also have been in motion that numbers alone can be deceiving and misinterpreted.

MIRA MESA

In Mira Mesa, overall enrollment was 63 fewer students in 1984 as compared to 1979. In terms of comparing enrollment to he schools' operating capacities, Mira Mesa had an under-enrollment of 1104 in 1979, and was over-enrollment by 61 in 1983-4. Although this appears to be a drastic change, School District staff indicates that demographics was the controlling feature in this change, not growth. In the early 70's, Mira Mesa was all single-family, lower-priced housing with young families moving there. School districts in the late 70's experienced high numbers of elementary students everywhere, not just in Mira Mesa, because more people had children in the early 70's then in an earlier period. So, these children moved through the system, and are in secondary school now and elementary levels have gone down. The next five-six years (1984-90) will see enrollments at secondary schools level off and slowly decrease as a result of a slower birth rate in the late 70's. This demographic phenomenon is somewhat reflected by the decrease of portable classrooms in elementary schools from 1979-84, while the number of portables increased at the secondary schools.

Of note is the fact that portable classrooms do not necessarily indicate overcrowed conditions, but may be a result of additional special programs or facilities offered by the school that year. Such programs or facilities may be initiated by the local school district, by State Educational Code requirements, or be communtiy preference.

Another explanation of note regarding Mira Mesa schools is that Scripps Ranch children attend school in Mira Mesa, especially secondary. Thus, demographic patterns and growth in Scripps Rancho may affect Mira Mesa schools.

MID-CITY

Mid-City overall enrollment increased by 1295 from 1979 to 1984. Over and under enrollments for both years indicate an overall under-enrollment which has decreased from 1780 in 1979 to 1383 in 1984. On the previous chart, the first seven schools listed are the District's "problem" schools. They generally comprise the oldest schools on the smallest sites; the addition of portable classrooms has decreased the amount of overflows from these seven schools are assigned to the rest of the schools on the list.

District staff pointed out deveral factors which have affected the School District's operations in Mid-City during the past five years and which have influenced increased enrollments. They include:

- General demographic trends as described Mira Mesa discussion

Influx in 1980-81 of Southeast Asians into this community

- Housing in-fill that occurred (staff qualified this statement by saying that) from a proportional point of view, compared to other services, i.e., parks, streets, sewer, etc..., the school district received less students as its proportional impact than did other service providers with their respective impacts

- Probably the most affordable housing in the City is found in Mid-City

- A number of "empty nesters" (older people living in large homws) have moved, sold their homes, ets... and younger families are moving to the area.

SOUTHEAST SAN DIEGO

From 1979-1984, overall enrollment increased in Sotheast San Diego schools by 2,297. This increase is attributed to the expanded "magnet" programs of the 1980's. magnet schools are those which offer special programs to attract students from othside regular attendance boundaries in an effort to integrate areas which are primarily minority. More than half of the schools shown on the preceeding list ofer magnet programs.

SCHOOLS

Mira Mesa

San Diego Unified School District

Name	# CLASSROOMS permanent 1979	permanent 1984	portable 1979	portable 1984	AS-BUILT capacity 1976	AS-BUILT capacity 1984	OPERATING capacity 1976	OPERATING capacity 1984	Enrollment 1979	Enrollment 1984	# Over/Under 1979	# Over/Under 1984
Mason	24	24	10	10	1020	1020	912	840	841	870	- 71	+ 30
Walker	24	24	15	15	1170	1170	1074	1046	1081	1016	+ 7	- 30
Ericson	24	24	23	17	1410	1230	1314	1050	1256	1070	- 58	+ 20
Sandburg	24	24	13	12	1110	1080	1062	720	906	739	-156	+ 19
Hickman	24	24	10	2	1020	780	950	600	723	604	-227	+ 4
Breen	--	--	19	18	570	540	570	300	380	276	-190	- 24
Wangenhein Jr.	27	27	31	35	1740	1860	1795	1867	1583	1840	-212	- 27
Mira Mesa Jr/Sr High	52	52	24	47	2580	2970	2860	2886	2663	2955	-197	+109
	199	199	155	156		10,650	10,537	9,309	9,433	9,370	-948	+ 61

SCHOOLS

Mid-City

San Diego Unified School District

Name	# CLASSROOMS permanent 1979	permanent 1984	portable 1979	portable 1984	AS-BUILT capacity 1976	AS-BUILT capacity 1984	OPERATING capacity 1976	OPERATING capacity 1984	Enrollment 1979	Enrollment 1984	# Over/Under 1979	# Over/Under 1984
Adams	18	18	7	10	750	840	654	750	699	752	+ 45	+ 2
Franklin	17	17	--	--	510	510	384	444	311	427	+ 73	- 17
Edison	8	8	12	13	600	630	510	510	441	478	- 69	- 32
Central	15	15	10	12	750	810	522	720	543	724	+ 21	+ 4
Euclid	18	18	10	15	840	990	810	990	832	946	+ 22	- 14
Hamilton	13	13	15	17	840	900	702	798	592	715	-110	- 83
Rowan	9	9	2	2	330	330	270	226	218	222	- 52	- 4
Webster	11	11	7	7	540	540	480	480	459	490	- 21	+ 10
Marchall	14	14	--	7	420	630	350	540	393	513	+ 33	- 27
Oak Park	24	24	7	11	930	1050	624	736	556	673	- 68	- 63
Carver	15	15	6	--	630	450	256	250	219	225	- 27	- 15
Darnall	16	16	2	--	540	380	314	315	293	283	- 31	- 32
Jackson	21	21	--	3	630	720	330	498	360	493	+ 30	- 5
Clay	11	11	1	--	360	330	300	270	212	267	- 88	- 9
Rolando Pk.	19	19	--	--	570	570	390	360	406	355	+ 16	- 5
Wilson Jr	60	60	1	--	1830	1800	1598	1553	1265	1095	-333	-458
Mann Jr.	72	72	--	--	2115	2115	1975	1703	1455	1494	-520	-209
Hoover Sr.	54	54	8	10	1860	1920	1553	2000	1278	1872	-273	-128
Crawford Sr.	65	65	2	2	2010	2010	1893	1686	1603	1406	-290	-280
			90	109	17,055	17,525	13,915	14,819	12,135	13,430	-1780	-1389

SCHOOLS

Southeast

San Diego Unified School District

Name	# CLASSROOMS permanent 1979	permanent 1984	portable 1979	portable 1984	AS-BUILT capacity 1976	AS-BUILT capacity 1984	OPERATING capacity 1976	OPERATING capacity 1984	Enrollment 1979	Enrollment 1984	# Over/Under 1979	# Over/Under 1984
Baker	14	14	11	16	720	900	582	660	492	667	- 90	+ 7
Balboa	23	23	14	15	1110	1140	990	930	995	964	+ 5	+ 34
Brooklin	19	19	10	11	870	900	714	870	712	818	- 2	- 52
Burbank	14	14	7	10	630	720	372	510	368	463	- 4	- 47
Chollas	15	15	15	17	900	960	432	658	391	631	- 41	- 27
Emerson	16	16	10	13	780	870	654	808	590	774	- 64	- 34
Encanto	38	38	10	19	1440	1710	1200	1524	1170	1419	- 30	-108
Horton	14	14	11	19	750	990	570	780	470	742	-100	- 38
Johnson	14	14	4	4	540	540	408	450	351	407	- 57	- 43
Kennedy	28	28	3	8	930	1080	750	686	636	474	-114	-212
Knox	14	14	8	16	660	900	390	780	334	680	- 56	-100
Logan	30	60	5	5	1050	1050	966	810	900	735	- 66	- 75
Lowell	1	1	24	24	750	750	462	504	425	461	- 37	- 43
Mead	6	6	6	10	360	450	300	360	272	333	- 28	- 27
Sherman	26	26	19	21	1350	1410	1134	1168	1004	1093	-130	- 75
Stockton	25	25	12	9	1110	1020	600	685	593	685	- 7	- 65
Valencia Park	22	22	11	15	990	1110	660	736	648	724	- 12	- 12
Gompers	45	45	--	14	1350	1770	938	1337	657	989	-281	-348
Memorial	40	40	9	10	1470	1500	1256	1175	880	880	-276	-295
Lincoln	57	57	4	9	1830	1980	1514	1391	1090	928	-424	-465
			205	275	21,300	23,370	16,172	18,087	13,745	16,042	-2427	-2045

SCHOOLS

Otay Mesa-Nestor

South Bay Unified School District

Name	# CLASSROOMS permanent 1979	1984	portable 1979	1984	AS-BUILT capacity 1976	1984	OPERATING capacity 1976	1984	Enrollment 1979	1984	# Over/Under 1979	1984
Pence									648	521		
Sunnyslope									597	627		
Berry									630	604		
Nestor									638	539		
Emory									511	557		
Nicoloff									424	722		
									3,448	3,570		

NOTE: This school district did not respond to our information request.

SCHOOLS

Rancho Bernardo

Poway Unified School District

Name	# CLASSROOMS permanent 1979	1984	portable 1979	1984	AS-BUILT capacity 1976	1984	OPERATING capacity 1976	1984	Enrollment 1979	1984	# Over/Under 1979	1984
Westwood							642		562	502		
Chaparral							728		599	532		
Painted Rack							642		542	463		
Meadowbrook			2				1,200		1,432	1,129		
Poway High.			16				2,400		2,000	2,452		
Ht. Carmel High			15				2,200		2,342	2,359		
							7,812		7,477	7,437		

NOTE: This school district did not respond to our information request.

SCHOOLS

Otay Mesa-Nestor

Sweetwater Union School District

Name	# CLASSROOMS permanent 1979	permanent 1984	portable 1979	portable 1984	AS-BUILT capacity 1976	AS-BUILT capacity 1984	OPERATING capacity 1976	OPERATING capacity 1984	Enrollment 1979	Enrollment 1984	# Over/Under 1979	# Over/Under 1984
Mar Vista Jr.									1,217	1,078		
Southwest Jr.									890	1,019		
Montgomery Jr.									1,482	1,471		
Southwest Sr.									1,081	1,491		
Montgomery Sr.									1,721	1,590		
									6,391	6,649		

NOTE: This school district did not respond to our information request.

9/27/84
REV. 11/9/84

PARKS

POLICY:

There is no singular policy which specifically addresses the provision of basic park and recreation facilities. However, references to the standards delineated in the Progress Guide and General Plan are found in Policies #600-11, #700-7, #700-34, and #700-35.

STANDARDS:

(General Plan definition)

"neighborhood" park - serves population of 3,500 to 5,000 within a 1/2 mile radius. Acreage requirements - 5 acres when next to a elementary school, 10 acres when not.

"community" park - serves population of 18,000 to 25,000 within 1 1/2 mile radius. Acreage requirements - 13 acres when next to a junior high school, 20 acres when not. A community park serves as the neighborhood facility within its 1/2 mile radius of influence.

NOTES:

Under Policy 700-35, the city may develop school sites where population-based park deficiencies exist. The City improves and maintains such areas and requires a 25-year lease from the school district. The public has access to these park areas after school hours, on weekends, and during the summer. Overall, on a year-round basis, it has been estimated that the public has use of these areas for 60% of the time, and the school district, 40%.

Southeast San Diego

Type*	Name	Acres	Status**
N	Grant Hill	2.66	developed
N	22nd St. mini park	.11	developed
N	L St. mini park	.15	developed
N	30th St. mini park	.23	developed
N	J St. mini park	.22	developed
N	Allen	5.18	developed
C	Memorial P & RC	79-16.41 84-17.94	developed
N	Clay Ave. mini park	.16	developed
N	Mountain View	79-10.29 84-10.20	developed
C	Southcrest P & RC	17.61	developed
N	41st St. mini park	.16	developed
N	Southeast Atl. area	17.96	partially developed
N	Gompers	4.82	developed
N	Kennedy	3.60	developed
N	Emerald Hills	9.59	developed
C	Encanto P & RC	8.87	partially developed
N	Encanto	79-1.24 84-3.51	developed partially developed
C	King P & RC	79-34.43 84-34.53	partially developed partially developed

Schools

Valencia Park	8.0	(84)
Kennedy	3.1	
Stockton	3.6	

SOUTHEAST SAN DIEGO

Total

1979	133.69
1984	152.20

*n-neighborhood park
c-community park

**unless otherwise noted, status is the same for 1979 and 1984.

Southeast San Diego has four community parks which geographically cover all but a small portion of the planning area within their service boundaries. Park and Recreation staff indicates that community parks are in "good shape" because large parcels of land have been obtainable for development. Neighborhood parks are still deficient, both in acreage and geographic distribution. Six mini-parks are found in the western portion of the plan area (these six comprise half of the total number of mini parks found in the city). Mini-parks are very small, about 3,000-10,000 square feet and serve a 1 block area.

As in Mid-City, Southeast developed without the guidelines of today's City standards for parks, and as such, is built-out, with few sites available for acquisition. Of note is that several parks are found almost immediately outside the plan boundaries on all four sides. They include: Paradise Hills park and Recreation Center, El Cayon City Park (National City), Chicano Park, Balboa Mid-City Ahtletic Area, and Chollas Park and Recreation Center-- none of these are fully developed. Since 1979, 11.81 additional acres have been acquired or leased. Population has increased by 5,000 since 1979. One of the school-leased area, Valencia Park is located in an areas which is lacking in neighborhood parks.

Mid-City

Type*	Name	Acres	Status**
N	Adams Field House	.08	developed
C	Normal Heights P & RC	84-1.96	undeveloped
N	Kensington	.57	developed
N	Montezuma	1.56	developed
N	Clay	2.62	developed
C	Colina del Sol P & RC	32.93	developed
N	East San Diego Adult Recreation Club	.25	developed
N	Park de La Cruz	79-6.93	developed
	(6.93 leased to YWCA)	84-7.75	developed
C	Highland-Landis P & RC	2.17	developed
	1984-City Heights P & RC (name changed)	84-3.03	partially developed
N	City Heights M.P. (mini park)	.32	developed
N	Azalea	9.00	developed
N	Hollywood	13.19	partially developed
N	Mid-City Atl. Area	84-14.40	youth sports field only
N	Oak Park	3.55	developed
C	Chollas P & RC	79-267.00	partially developed
		84-145.33	partially developed

School leased areas

Adams Elementary	1.6	(79)
Franklin	2.1	(84)
Hoover	0.5	(84)
Hardy	1.4	(84)
Clay	3.3	(79)
Mann	3.9	(79)

MID-CITY

Total

1979	348.97
1984	249.34

*n-neighborhood park
c-community park

**unless otherwise noted, status is the same for 1979 and 1984.

Population in Mid-City incresed by 10,000 during the last five years. In that same time period, overall park acreage decreased by 99.63 acres. This was caused by a portion of Chollas Park and Recreation center being offered for sale (for housing). Park services in Mid-City, especially neighborhood parks, are extremely deficient, primarily because the community was built out in the 1940's before park standards were established; Several designated "neighborhood" parks are less than 1 acre in size.

In theory, community park service areas cover most of the plan area. However, two of the four are less than four acres in size and one is undeveloped, magnifying the need for additional park facilities.

Rectifying the deficiencies in Mid-City will be extremely expensive due to the cost of acquiring land, demolishing existing uses and then landscaping and building recreation facilities. Acquisition and construction of facilities for Mid-City were estimated to be $175 million to bring the community up to City standards. The community has recommended a $50 million dollar plan over the next 20 years to satisfy part of the needs of the Community.

Otay Mesa-Nestor

Type*	Name	acres	Status**
C	South Bay P & RC	8.62	developed
N	Sunnyslope	4.17	undeveloped
C	Montgomery-Waller P & RC	60.02	partialy developed
N	Silverwing	12.97	developed
N	Palm Ridge	8.16	undeveloped
N	Los Altos	10.29	undeveloped
N	Nestor	5.04	undeveloped
N	Berry	3.79	developed

Total

1979	113.06
1984	113.06

*n-neighborhood park
c-community park

**unless otherwise noted, status is the same for 1979 and 1984.

Otay Mesa-Nestor had no change in park acreage or development status (i.e. undeveloped to developed, etc...) from 1979 to 1984, even though the community absorbed 4,000 additional people. Four of the neighborhood parks remain undeveloped; however, the community desires that the 60-acre Montgomery-Waller Park and Recreation Center to be developed first. This has delayed the development of the neighborhood parks.

Rancho Bernardo

Type*	Name	acres	Status**
C	R.B. Park and Recreation	84-35.10	partially developed

Total

1984	35.10

*N-neighborhood park
C-community park

**unless otherwise noted, status is the same for 1979 and 1984.

RANCHO BERNARDO

When Rancho Bernardo was developed, AVCO, the developers, entered into a special agreement with the City, whereby neighborhood parks per se have not been provided but rather private recreation centers were included within various subdivisions. These recreation centers are deed-restricted, so everyone in the subdivision becomes a member. In this way, discrimination is avoided and the City has a guarantee that the private centers will essentially be public. Because of the special agreement, Rancho Bernardo is considered by the Park and Recreation Department to meet the park standards applied by the General Plan.

Mira Mesa

Type*	Name	acres	Status
N	Sandburg	4.84	1979-undeveloped 1984-developed
N	Mesa Viking	6.67	developed
N	Mesa Verde	5.0	developed
C	Mira Mesa P & RC	79-17.57 84-17.57	partially developed developed
N	Maddox	84-4.10	undeveloped
C	Winterwood Lane P & RC	79-5.00 84-11.82	1979-developed 1984-partially developed

School Turf Areas

Ericson Elementary	5.5(79)
Mason Elementary	1.0(79)
MiraMesa J/Sr. High	6.1(79) -7.0(84)
Walker Elementary	2.3(79) -4.8(84)
Wangenheim Jr. High	6.6(84)

Total

1979	53.98
1984	74.90

*n-neighborhood park
c-community park

**unless otherwise noted, status is the same for 1979 and 1984.

During the last five years, park acreage has increased by almost 21 acres, primarily at the Winterwood Lane Park and Recreation Center in the extreme western side of the community, and by leasing additional acreages at several schools. In addition, since 1979, three parks have undergone improvements. However, Park and Recreation Department staff indicates that the earlier-built areas in Mira Mesa did not meet current park standards and some "catching up" will be necessary. New residential development will be required to comply with the General Plan park standards.

Directly north of Mira Mesa, Los Penasquitos Canyon Preserve provides a resource-based park environment. Also located at the Mira Mesa/East Penasquitos Planning Area boundaries is the 42.89 acre Canyonside Park and Recreation Center.

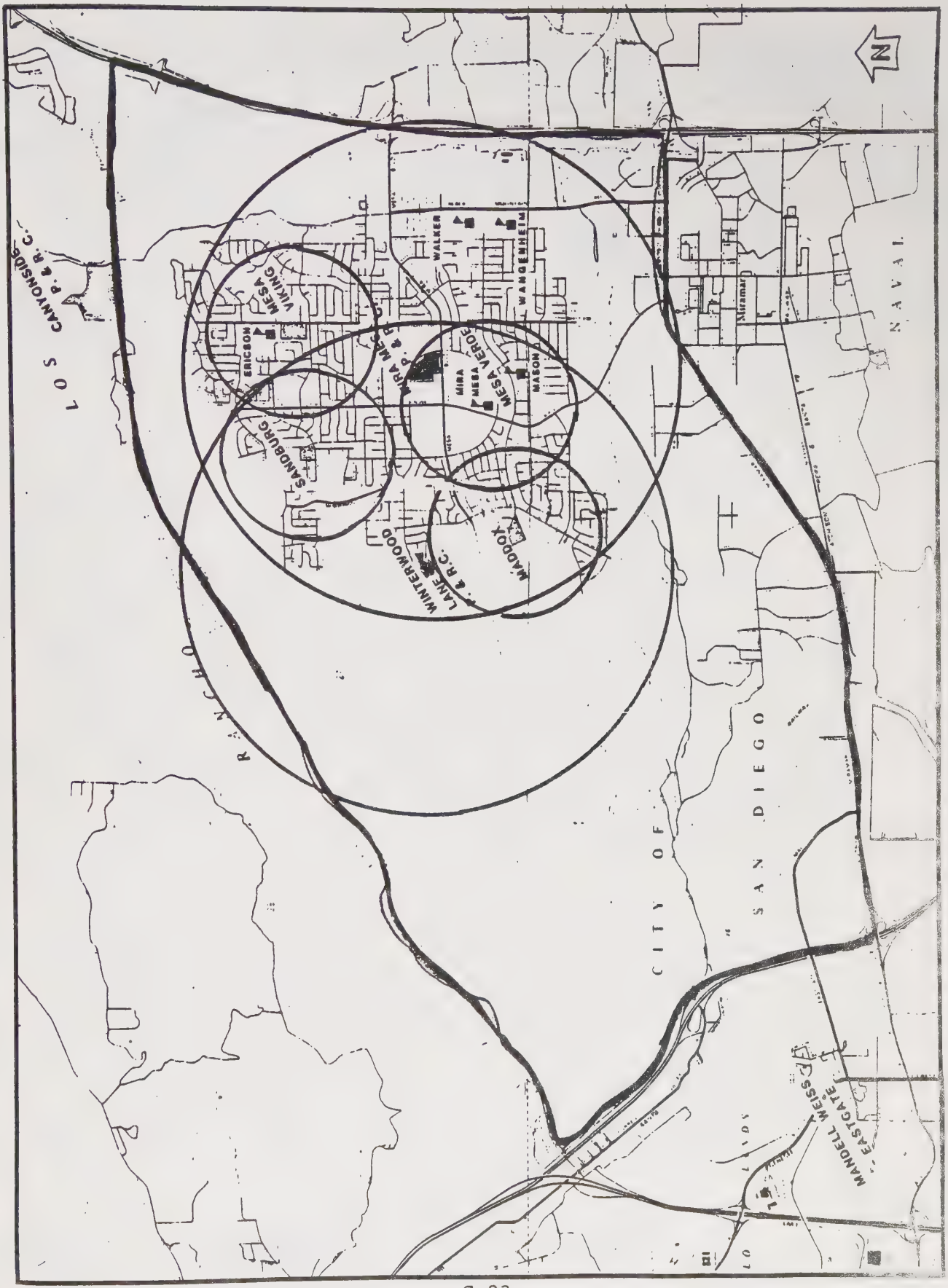
PARKS

Community	1979 Total1 Park Acres	1979 Population	1979 Acres/ 1000 Pop.2	1984 Total1 Parks Acres	1984 Population	1984 Acres/ 1000 Pop.2
Mira Mesa	53.98	37.491		74.90	42,400	1.77
Rancho Bern.		15,803	0.00	38.10	20,000	1.76
Mid-City	348.98	95,630	3.64	251.51	105,924	2.37
S.E. San Diego		71,912			76,950	1.98
Otay Mesa-Nester	113.06	43,345	2.61	113.06	47,300	2.39

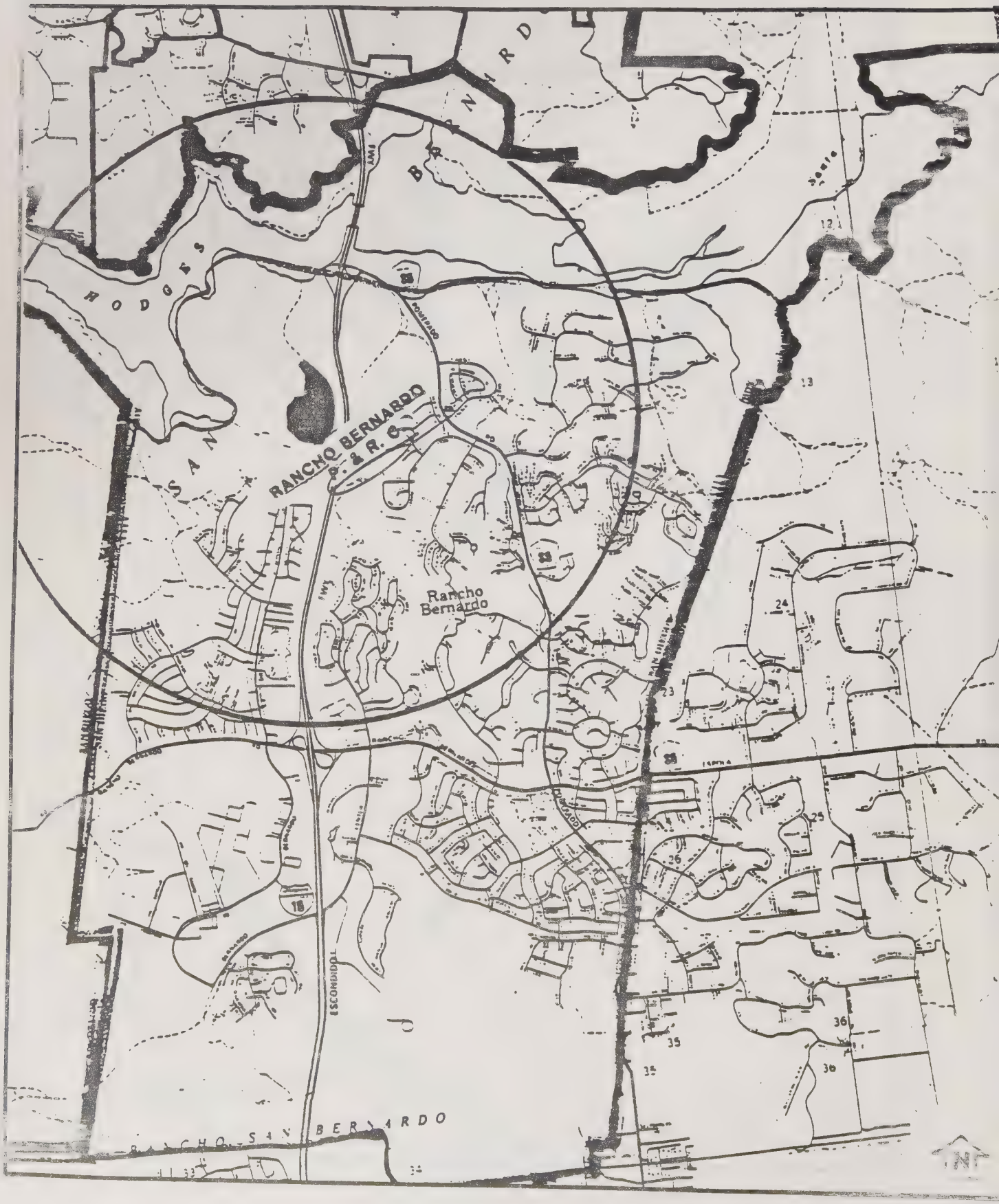
1- Total acres include neighborhood parks, community parks, and scho leased park facilities.

2- The Recreation Element of the General Plan states that populatin-ba facilities should constitute between 1.0 and 3.9 acres/1000 people, depen on proximity to schools and the residential densities of their serv areas. Park and Recreation Department staff has indicated that the adequ of parks involves a complex range of factors which include populati location type of services and the degree of development. So while acres/1000 population figures above appear to fall within the General P standard range for compliance, much discretion must be exercised to stron support such a conclusion. Of particular note is reference to the disc sions following each list of community park facilities preceding this tab

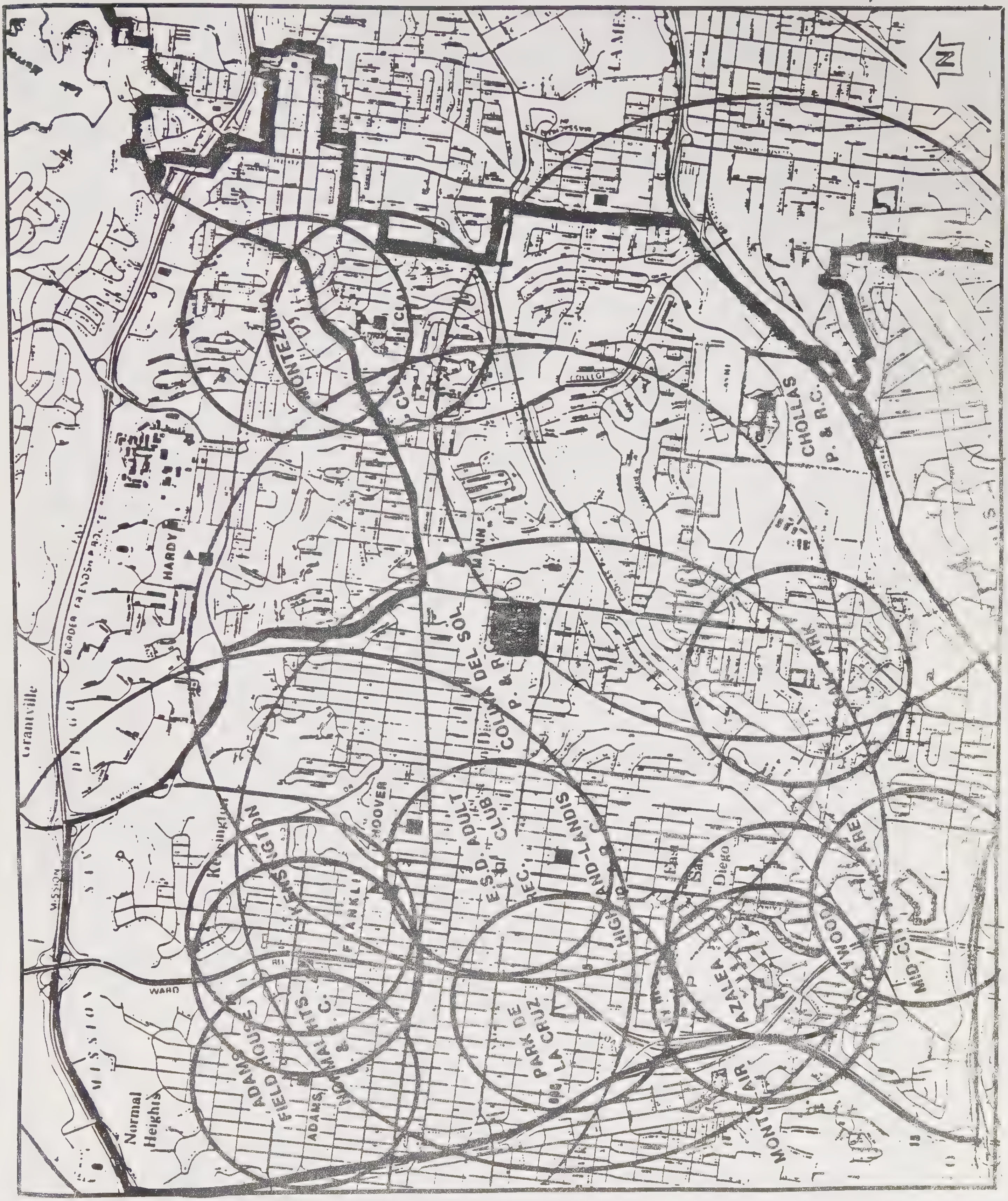
PARKLANDS IN MIRA MESA –1984



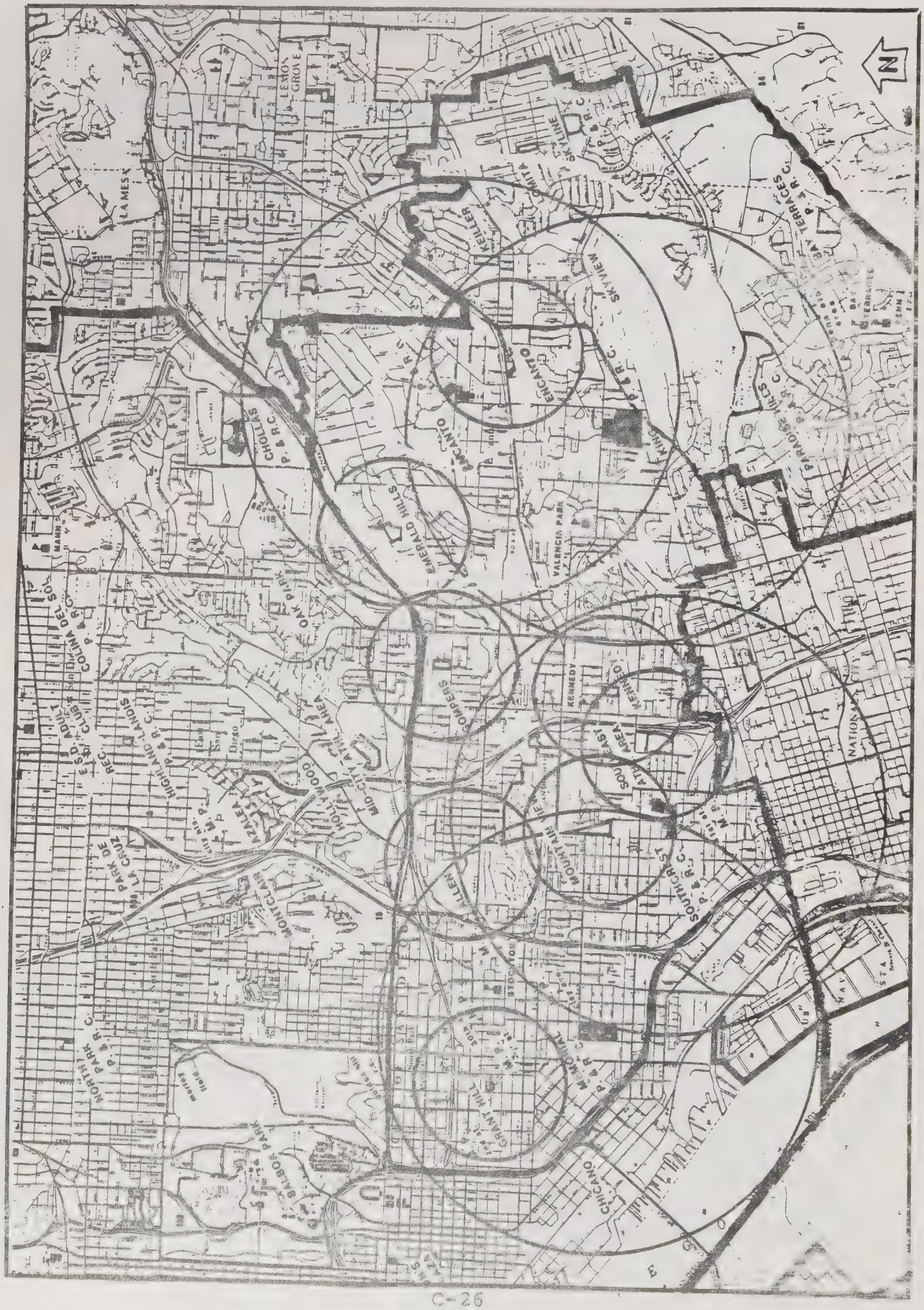
PARKLANDS IN RANCHO BERNARDO – 1984



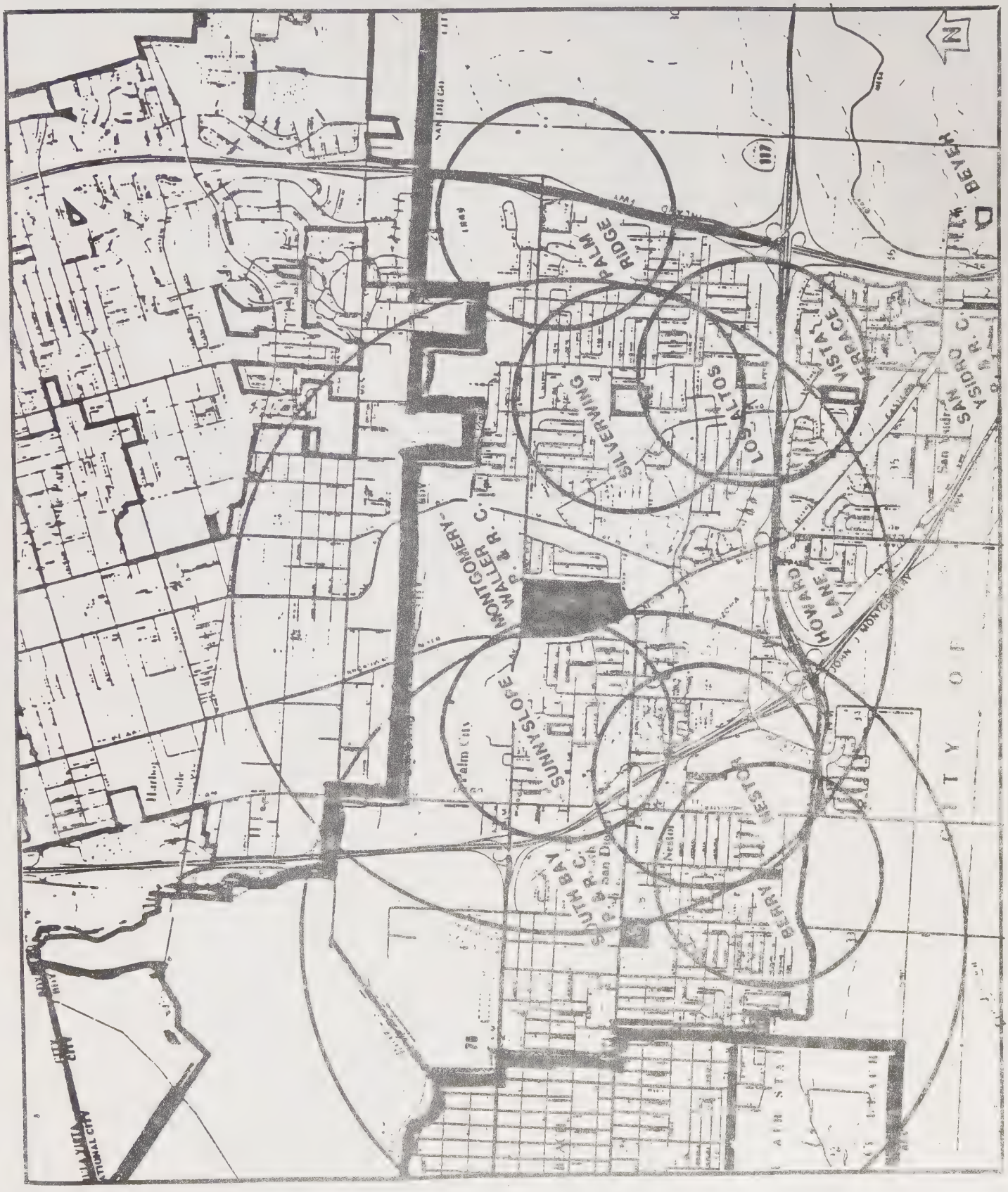
PARKLANDS IN MID-CITY — 1984



PARKLANDS IN SOUTHEAST SAN DIEGO —1984



PARKLANDS IN OTAY MESA NESTOR —1984



LIBRARIES

General Plan standard- the branch library should have 2.7 volumes per sq. ft. on opening day and an eventual capacity of 4.4 volumes or more.

	1979			1984		
	sq.ft	vol.	vol/sq.ft.	sq.ft.	vol.	vol/sq.ft.
MM	8,000	23,000	2.88	8,000	46,400	6.3
RB	8,000	23,000	2.88	8,000	41,500	5.8
M-C	11,393	67,000	5.88	11,393	64,800	5.69
SE	16,073	48,000	2.99	16,073	41,200	2.56
Otay N	3,600	13,000	3.61	3,600	15,700	4.36

NOTES: Library staff indicated that between 1979-84, the budget remained stable (actually diminished due to inflation) and no major improvements occurred. The library system essentially was recovering from the cutbacks incurred in 1978 as a result of Prop. 13. 1984-85 will see all of the libraries operating 48 hrs/week, which is an extension of the City service for many branches.

LIBRARIES

	1979					1983				
Community	Books	Pop.[1]	Books/ Cap.	Consistent w/library Standard[2] .8438/cap	Consistent w/G.P. Standard[3]	Books	Pop.	Books/ Pop.	Consistant w/library Standard .840/cap	Consistent w/G.P. Standard
Mira Mesa	23,000	36,000	.64	no	yes	46,400	49,949	1.08	yes	yes
Rancho Barnardo	23,000	15,000	1.53	yes	yes	41,500	19,325	2.15	yes	yes
Mid-City	67,000	59,300	1.13	yes	yes	64,800	65,512	.99	yes	yes
Southeast San Diego	48,000	62,500	.77	no	yes	41,200	68,394	.60	no	no
Otay-Mesa Nestor[4]	13,000	39,400	.33	no	yes	15,700	44,372	.35	no	yes

1: Population figures are computed based on area served, which would be approximately the same as the Community Plan Areas for Mira Mesa and Rancho Bernardo but not the same for Mid-City, Southeast and Otay Nestor. However, a computation was done with the population numbers used throughout the rest of this report, and showed no significant difference in terms of changing a "no" to a "yes" in the columns above. Mid-City's population figures are particularly low in the Library's records, probably due to the North Park branch being located adjacent to the Mid-City boundary and serving part of Mid-City.

2: Library standards change from year to year and are based on budget and population figures.

3: General Plan standards are based on population served (at least 18,000-20,000 residents), service area radius (2-mile maximum) and number of books housed in each branch (volumes per sq. ft.). This analysis looked only at the book capacity ratios.

4: Conformance with library standards appears particularly low because library facility is/was temporary; permanent library is under construction (ground broke July, 1984)

LIBRARIES IN THE FIVE COMMUNITIES

FIRE PROTECTION

GOAL:

Public fire protection that provides the optimum degree of security against fire loss.

STANDARDS:

The General Plan establishes four standards related to fire protection:

1. fire stations should be located to provide rapid response time within the urbanized area and near major thoroughfares;

2. minimum site area should be 1/2 acre but with room for expansion;

3. station sites should be sufficiently buffered from adjacent land uses especially if located in residential areas; and

4. sites should be acquired before or concurrent with surrounding urban development.

While these are the standards stated in the General Plan, the City Fire Department considers the response time to be the most important standard by which to guage the adequacy of service. Presently, they strive to attain response times which are no longer than six (6) minutes. Other factors are considered by the Department in determining service needs such as number of emergency incidents, population level and type of land uses; however, the Department has not attempted to quantify these factors into formal standards.

NOTES:

Overall, the City's fire protection services have been able to keep pace with development with the exception of specific areas within the City. Evaluation of the adequacy and changes in service within the Community Planning Areas in the years between 1979 and 1984 is not readily quantifiable due to the fact that fire station service areas transcend the plan area boundaries; however, the changes which have occured on a City-wide basis include:

- minimal increase in equipment and personnel;

- a new fire station in La Jolla;

- a new temporary station in Scripps Ranch; and

- addition of another truck company to the Penesquitos fire station.

Service in the urban areas such as Mid-City and Southest San Diego has remained generally good despite the infilling which has been occurring. Fire department officials point out that the response times have remained constant because the physical land area to be covered has not changed with this new growth. Service is generally good in the urban areas because of the number of stations present and the service overlap which results. Infilling has not affected the adequacy of water pressure for fire fighting.

There is, however, a negative side to infilling which results from the increase in density and mix of land uses. More multifamily housing usually means more people and multistory buildings which increase the danger of loss of life and property. Another disadvantage is the decrease in the ability of local fire fighters to engage in fire prevention efforts such as fire safety which the Department views as a task which is of equal importance as fire fighting.

Service in newer areas such as Mira Mesa and Rancho Bernardo can create problems for fire protection because the growth occurs at increasing distances from fire stations which increases the response times if new stations are not built concurrent with new development. Since 1979 and the passage of Proposition 13, the construction of new fire facilities has changed dramatically. Now construction funds are financed by new development through facility benefit assessment fees. Some of the "high tech" industry being located in Rancho Bernardo and Mira Mesa is causing problems for the Department with respect to fire prevention and inspection due to the large number of these operations and the complexity involved in their manufacturing processes.

A second ramification of increased growth in the newer areas, which was expressed as an opinion which was really, again, not quantifiable, is associated with the size of fire station service areas in areas such as Rancho Bernardo. Unlike the urban areas, fire stations are further apart and less numerous. As a consequence, while response time for the first unit would be good, the amount of time necessary for back-up units to reach a major fire would be less desirable. Also, major fires could draw equipment out of a very large service area which could temporarily diminish the fire protection over a relatively sizeable area, although, the Department representative added that such an event would be rare.

As an aside, the Department has been implementing programs in the period between 1979 and 1984 which have greatly improved their service in the areas of hazardous waste management, inves-

gation and conviction of arson crimes and EMS (Emergency Medical Services). Representatives of the Department do not, however, attribute these changes to Growth Management.

9/27/84
REV. 11/9/84

TRAFFIC CIRCULATION

GOAL:

Provide a network of transportation systems that are integrated, complimentary and compatible with other City-wide and regional goals. A network that takes into account the physical, social and economic conditions of the environment, both present and future.

STANDARDS:

The General Plan does not make reference to any specific roadway standards in terms of Level of Service, Intersection Capacity or other common standards. Appendix 1 of Council Policy 600-4 sets forth the street design standards for the City of San Diego. These standards are generalizations of a very complex process of estimating level of service; exact determinations are dependent on a number of site-specific variables. In terms of capacity, the following list of streets and capacity is provided; this list is considered equivalent to Appendix 1, but differs because it accounts for older road designs which are not included in Appendix 1.

Number of Lanes/ Classification	Curb to curb Width (feet)	Max. ADT (LOS C)	Max. ADT (LOS D)
6/Prime Arterial	82*-110+	50,000	65,000
4/Prime Arterial	68-87	30,000	39,000
6/Major Street	82*-110	40,000	52,000
5/Major Street**	82-92	35,000	45,500
4/Major Street(#1)	73-87	25,000	32,500
4/Major Street(#2)	60-72	20,000	26,000
3-4/Major Street	40-59	10,000	13,000
2/Major Street	30-50	7,500	10,000
4/Collector	52-72	10,000	13,000
3/Collector	40-60	10,000	13,000
2/Collector	30-50	5,000	6,500

* With parking prohibition and median narrowing

** Created when a 4-lane primary arterial is widened on one side to provide driveway access

In general, the City is trying to maintain a level of service of C or better in newer areas of the City but accepts level of service D in older areas which are substantially built-out.

NOTES:

1. In conversations with Allen Holden, Senior Traffic Engineer, from the City's Transit Traffic Engineering Division, it became apparent that calculating level of service information for roadways was a difficult task due to the varying site specific conditions which affect the flow of traffic. Fortunately, the department has recently completed a preliminary review of the Prime Arterials and Major Roads within the Plan area to identify those road segments which are operating over the approx max. ADT in the Street Design Standards. A copy of the map highlighting those roads accompanies this traffic circulation information. Creating parallel data for 1979 conditions would be extremely difficult and time comsuming because of the time involved in estimating level of service as well as the difficulty involved in determining the road conditions which existed in 1979.

2. Intersection capacity analyses are done on a case by case basis as traffic signals are installed. Therefore, there is no general list of intersection capacities. The City does, however, keep track of traffic accidents at intersections and keeps a list of the worst intersections. This information could be obtained if it would be helpful to the analysis.

3. The data gathered here centers on Prime Arterials and Major Roads because they coincide with the level of service map prepared by the City, thus allowing a 1983 level of service estimate as well as traffic counts. While these roads are well documented by the City, their use in this analysis should be used with the thought that these roads are regional in nature and tend to serve more than the immediate Community Planning Area. Examining local roads would prove difficult due to the lack of traffic information and the large number of such roads.

4. In preparing this information, it was noted that annual traffic volumes fluctuated in the years between 1979 and 1983, however, no attempt was made to identify these occurrences.

5. A notable occurrence in the traffic volume changes occurs in the Mira Mesa area where in 1983 Mira Mesa Boulevard was extended to I-805. Previously, the only connection between I-15 and I-805 was MiraMar Road. The opening of an alternate route (Mira Mesa Blvd.) greatly reduced traffic volumes on MiraMar Road. It is also interesting to note that the extension of Mira Mesa Boulevard provided access to a large area of undeveloped land which is now being rapidly developed in the Mira Mesa Community Plan Area.

6. The source of the traffic volumes is a report prepared by the San Diego Association of Governments entitled, San Diego Region Average Weekday Daily Traffic Volumes 1979-1983. The report was published in April 1984.

7. In a preliminary evaluation of the current road conditions in all the Community Plan Areas (done by Dennis Turner in the City's Planning Department), a rating of 1-5 was assigned to each plan area with a "1" rating being severely constrained and a "5" rating being unconstrained. Based on this system, the following ratings were assigned to the five study areas:

MidCity CP	- 2
Mira Mesa CP	- 3
Otay Mesa-Nestor CP	- 4
Rancho Bernardo CP	- 5
Southeast San Diego CP	- 2

TRAFFIC GROWTH
IN THE
RANCHO BERNARDO COMMUNITY PLAN AREA

Roadway and Segment	ADT			LOS	
Pomerado Road	1979	1983	% Change	1979	1983
Bernardo Trails Dr.-Rancho Bernardo Rd.	14.8	18.5	25.0	G	G
Metate Ln.-Avenida Magnifica	3.9	6.5	66.7	G	G
West Bernardo Dr.					
Bernardo Center Dr.-Rancho Bernardo Rd.	11.4	10.7	-6.1	G	G
Rancho Bernardo Rd.-Poblado Rd.	12.7	11.7	-7.9	G	G
Poblado Rd.-Nevoso Wy.	5.0	3.8	-24.0	G	G
Bernardo Center Dr.					
Camino del Norte-W. Bernardo Dr.	NA	5.3	--	--	G
I-15/W. Bernardo Dr.	4.4	4.8	9.1	G	G
Rancho Bernardo Rd.-					
Lomica Dr.-Rancho Bernardo Rd.	18.0	24.4	35.6	G	G
Rancho Bernardo Rd.-Grasiosa Rd.	4.7	10.2	117.0	G	G
Rancho Bernardo Road					
Black Mountain Rd.-W. Bernardo Dr.	2.6	2.7	3.8	G	G
W. Bernardo Dr.-I-15	24.0	22.8	-5.0	G	G
I-15/Bernaro Center Dr.	24.4	22.7	-6.9	G	G
Bernardo Oaks Dr.-Pomerado Rd.	21.7	20.4	-5.9	G	G

LOS - level of service
ADT - average daily traffic
G - level of service A-B
F - level of service C
P - level of service D-F
E - estimated without the benefit of actual count

TRAFFIC GROWTH
IN THE
MIRA MESA COMMUNITY PLAN AREA

Roadway and Segment	ADT			Approximate LOS	
Mira Mesa Blvd.	1979	1983	% Change	1979	1983
Black Mountain Dr.-I-15	29.8	43.4	45.6	G	P
Black Mountain Dr.-Westonhill Dr.	27.6	34.0	23.2	G	G
Montongo St. Camino Ruiz	7.6	24.8	226.3	G	G
Vista Sorrento Pkwy.-Lusk Blvd.	0.0N	25.6		G	G
MiraMar Road					
I-15/Black Mountain Rd.	32.0	39.9	24.7	G	G
Mitscher Way-Camino Ruiz	37.1E	42.7	15.1	F	F
Camino Ruiz-Carroll Rd.	44.0	39.9	-9.3	P	P
Carroll Rd.-Distribution Ave.	40.1	33.7	-15.9	F	F
Camino Ruiz					
Santa Arminta Ave.-Mira Mesa Blvd.	15.2	19.8	30.3	G	G
Mira Mesa Blvd.-Gold Coast Dr.	15.3	16.8	9.8	G	G
MiraMar Rd.-Gold Coast Dr.	20.5	18.3	-10.7	G	G
Black Mountain Road					
Gemini Ave.-Mira Mesa Blvd.	13.0	20.5	57.7	G	G
MiraMesa Blvd.-Gold Coast Dr.	15.2	13.5	-11.2	G	G
Carroll Centre Rd.-Mira Mar Rd.	NA	12.1	--	G	G

LOS - level of service
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G - level of service A-C
F - level of service D
P - level of service E-F
E - estimated without the benefit of actual count

TRAFFIC GROWTH
IN THE
MIDCITY COMMUNITY PLAN AREA

Roadway and Segment	ADT			Approximate LOS	
University Ave.	1979	1983	% Change	1979	1983
I-805-Swift	21.7	22.1	1.8	P	P
40th St.-43rd St.	20.3	23.7	16.7	P	F
Euclid Ave. and 54th St.	20.5	23.7	15.6	G	F
Chollas Parkway and College Ave.	20.5	23.9	16.6	G	G
El Cajon					
I-805-35th St.	29.6	33.3	12.5	G	G
43rd St.- Fairmont Ave.	26.8	28.0E	4.5	G	G
Euclid Ave.- 54th St.	29.6	29.0	-2.0	F	F
54th St.-College Ave.	21.6	28.0E	29.6	F	F
Montezuma Rd.-70th St.	27.8	31.5	3.7	F	F
Fairmont Ave.					
Camino del Rio South-Montezuma Rd.	NA	58.0E		NA	P
Meade Ave.-El Cajon Blvd.	9.5	10.3	8.4	G	G
Orange Ave.- University Avenue	10.1	12.6	24.8	G	G
Poplar St.- Home Ave.	10.4	13.3	27.9	G	G
Adams Ave.					
Marlborough Ave-Ward Rd.	10.4	10.5	.9	F	F
35th St.-I-805	16.0	15.9	-.6	P	P
54th Street					
Montezuma Rd.- Baja Dr.	2.6	3.5	34.6	G	G

Euclid Ave					
53th St.-Federal Blvd.	24.7	24.4	-1.2	F	F
Federal Blvd.-54th St.	32.0	33.5	4.7	F	F
Collwood Blvd.-El Cajon Blvd.	17.9	21.1	3.2	G	G
University Ave.-Chollas Pkwy.	17.8	21.1	18.5	G	G
College Grove Dr.-Euclid Ave.	20.8	20.3	-2.4	G	G
College Avenue					
I-8-Alvarado Rd.-Montexuma Rd.	35.9	39.6	10.3	P	P
University Ave.-El Cajon Blvd.	20.5	23.4	14.1	G	P
College Grove Dr.-Route 94	26.2	30.8	17.6	G	G
40th St/Route 15					
Wightman St-Univeristy Ave	28.4	32.7	15.1	P	P
El Cajon Blvd.-Meade Ave.	21.9	24.5	11.9	F	P
40th Street/Route 15					
Camino Del Rio South-Adams Ave.	28.4	31.7	11.6	G	F
Montezuma Rd.					
Fairmont Ave-Collwood Blvd.	35.6	36.4	2.2	F	F

LOS - level of service
ADT - average daily traffic
G - level of service A-C
F - level of service D
P - level of service E-F
E - estimated without the benefit of actual count

TRAFFIC GROWTH IN THE OTAY-NESTOR COMMUNITY PLAN AREA

Roadway and Segment	ADT			LOS	
Palm Ave.	1979	1983	% Change	1979	1983
I-805-Twining Ave.	12.7E	15.4E	21.3E	G	G
Beyer Way-Piccard Ave.	14.0	21.2	51.4	G	G
I-5-Hollister St.	15.5	19.8	27.7	G	G
I-5-19th St.	44.5	52.1	17.1	F	F
Coronado Ave.					
Beyer Blvd.-Beyer Way	4.0	3.0	-25.0	G	G
I-5-Outer Road	11.4E	17.8E	56.1	G	G
19th St.-Hollister St.	18.8	20.9	11.2	G	G
Del Sol Blvd.					
Beyer Blvd.-Beyer Way	7.3	7.4E	1.4	G	G
Piccard Ave.-Twining Ave.	5.3	6.6	24.5	G	G
Picador Blvd.					
Beyer Way-Del Sol Blvd.	1.6E	12.9	706.3	G	G
Del Sol Blvd.-Rt.117	4.0E	9.3	132.5	G	G
Beyer Blvd.					
Palm Ave.-Coronado Ave.	3.3	4.9	48.5	G	G
Coronado Ave.-Del Sol Blvd.	7.6E	9.4	23.7	G	G
19th Street					
Elm Ave.-Coronado Ave.	10.3	10.7	3.9	G	G

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- level of service E-F
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TRAFFIC GROWTH IN THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AREA

Roadway and Segment	ADT			Approximate LOS	
Imperial Ave.	1979	1983	% Change	1979	1983
Euclid Ave.-Merlin Dr.	18.0	21.4	18.9	G	G
47th St.-Euclid Ave.	21.1	22.5	6.6	G	G
I-805-47th St.	19.0E	22.5	18.4	G	G
Wabash Blvd.-38th St.	8.1E	7.7E	-4.9	F	F
28th St.-25th St.	5.9	8.0	35.6	G	G
I-5-25th St.	6.7	7.3	8.9	G	G
Market Street					
Euclid Ave.-Merlin Dr.	6.9	9.1	31.9	G	G
47th St.-Euclid Ave.	5.7	10.0E	75.4	G	G
Wabash Blvd.-I-805	12.9	12.5	-3.1	G	G
25th St.-28th St.	9.1E	9.5E	4.4	G	G
I-5-25th St.	10.6	10.1	-4.7	G	G
Euclid Ave.					
Route 94-Market St.	21.7	20.3	-6.5	G	G
Market St.-Imperial Ave.	18.6	17.0	-8.6	G	G
Imperial Ave.-Logan Ave.	12.5	10.9	-12.8	G	G
28th Street					
Route 94-Market St.	7.7	7.0E	-9.1	F	F
Market St.-Imperial Ave.	7.9E	7.0E	-11.4	F	F
Imperial Ave.-Sampson St. Sampson St.	7.1	7.1	0	F	F
Ocean View Blvd. National Ave.	5.4	6.3	16.6	F	F

National Avenue					
I-5/28th St.	8.0	8.1	1.3	F	F
32nd. St.-Wabash Blvd.	11.7E	11.0E	5.0	F	F
Wabash Blvd.-38th St.	11.2	11.1	-8.9	P	P
38th St.-43rd St.	11.7	11.2	-4.3	P	P
Logan Ave.					
43rd St.-I-805	10.1	8.6	-14.9	G	G
I-805-47th St.	10.1	8.6	-14.9	G	G
Skyline Ave.					
58th St-61st St.	8.4E	8.5E	1.2	F	F

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G - level of service A-C
F - level of service D
P - level of service E-F
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